

MONROE LEGAL REPORTER

**PUBLIC NOTICE
COURT OF COMMON PLEAS
OF MONROE COUNTY,
PENNSYLVANIA,
FORTY-THIRD JUDICIAL
DISTRICT ORPHANS'
COURT DIVISION**

The following Executors, Administrators, Trustees or Guardians have filed Accounts and Statements of Proposed Distribution in the Office of the Clerk of the Orphans' Court Division:

IN RE: ESTATE OF ROBERT M. ROSENBLUM, Deceased.

First and Final Account of Holly T. Gravel and William Robinson Jr., Executors

NOTICE

All parties interested are notified that the above Accounts and Statements of Proposed Distribution will be presented for Confirmation to a Judge of the Orphans' Court on 7th day of January 2013, at 9:30 a.m.

All objections to the above Account and/or Statements or Proposed Distribution must be filed with the Clerk of Court of the Orphans' Court Division before the above specified time.

GEORGE J. WARDEN
Clerk of Orphans' Court

PR - Dec. 28, Jan. 4

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **ANN L. REGAN, a/k/a ANN MARIE REGAN**, late of 374 Hemlock Drive, Tobyhanna, PA 18466, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Kathleen Winowich, Co-Executor
P.O. Box 192, Rosemary Lane
Tobyhanna, PA 18466
Mary Louise VanNote,
Co-Executor
450 Primrose Drive
Lansdale, PA 19446

Lori J. Cerato, Esq.
729 Sarah St.
Stroudsburg, PA 18360
570-424-3506

PR - Dec. 28, Jan. 4, Jan. 11

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Carl W. Green**, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

D.C. Green
109 Serfass Road
Kunkletown PA 18058

PR - Dec 28, 2012, Jan 4, 11, 2013

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **DOLORES J. BIRCHILL**, late of 235 Sundance Road, Effort, Monroe County, Pennsylvania 18330, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Kathy A. Arber, Executrix
2515 Dorothy St.
Hatboro, PA 19040

William J. Reaser Jr., Esq.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Dec. 28 Jan. 4, Jan. 11

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Everitt L. Transue, a/k/a Everitt Transue**, late of 959 Mt. Zion Ave., Stroudsburg, PA 18360, Monroe County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Forty-Third Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Matthew Transue
959 Mt. Zion Avenue
Stroudsburg, PA 18360

Lori J. Cerato, Esq.
729 Sarah St.
Stroudsburg, PA 18360
570-424-3506

PR - Jan. 4, Jan. 11, Jan. 18

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **HELEN J. POSSINGER**, late of the Borough of East Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Theodore LaBadie, Executor
c/o John C. Prevoznik, Esquire
47 South Courtland St.
East Stroudsburg, PA 18301

JOHN C. PREVOZNIK, ESQUIRE
47 South Courtland St.
East Stroudsburg, PA 18301

PR - Dec. 21, Dec. 28, Jan. 4

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **JEAN D. HELLER**, late of 2701 Clearview Ave., Stroudsburg, Monroe County, Pennsylvania 18360, deceased.

MONROE LEGAL REPORTER

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Dale C. Heller, Executor
P.O. Box 236
Bartonsville, PA 18321

William J. Reaser Jr., Esq.
111 North Seventh St.
Stroudsburg, PA 18360

PR - Dec. 21, Dec. 28, Jan. 4

PUBLIC NOTICE ESTATE NOTICE

Estate of **June M. Vail, a/k/a June Mershon Vail, a/k/a June Vail**, late of the Township of Stroud, County of Monroe, Commonwealth of Pennsylvania, deceased.

Letters Testamentary in the above-named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Iris M. Grubler, Executrix
698 Blue Mountain Lake
East Stroudsburg, PA 18301
or to:

Cramer, Swetz & McManus, P.C.
Attorneys at Law
By: Jeffrey L. Wright, Esquire
711 Sarah St.
Stroudsburg, PA 18360

PR - Dec. 28, Jan. 4, Jan. 11

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **LOUISE J. BERGER**, late of the Borough of Stroudsburg, County of Monroe, and Commonwealth of Pennsylvania.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to ADOLPH C. BRUGGER. All persons indebted to the said Estate are requested to make immediate payment and those having claims or demands to present them without delay to:

Adolph C. Brugger, Executor
22 Market St.
P.O. Box 19
Bangor, PA 18013-0019

David J. Ceraul, Esquire
22 Market St.
P.O. Box 19
Bangor, PA 18013-0019

PR - Dec. 28, Jan. 4, Jan. 11

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **PATRICIA A. HANSON**, deceased Nov. 16, 2012, of Palmerton, Eldred Township, Monroe County.

Letters Testamentary in the above-named estate having been granted to the undersigned. All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned

or their attorney and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Monroe County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Administrator:
Kenneth D. Hanson
c/o Martino and Karasek, LLP
Route 209, P.O. Box 420
Brodheads ville, PA 18322

Martino and Karasek, LLP
David A. Martino, Esquire
PA Route 209, P.O. Box 420
Brodheads ville, PA 18322

PR - Jan. 4, Jan. 11, Jan. 18

PUBLIC NOTICE ESTATE NOTICE

ESTATE OF **ROBERT WILLIAM EVERETT**, late of 111 Chestnut Drive Stroudsburg, PA 18064 and deceased.

NOTICE is hereby given that Certificate of Grant of Letters Testamentary in the above named estate have been granted to the undersigned.

All persons indebted to the said estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

Colleen Mancuso, Esquire
MANCUSO & MANCUSO, P.C.
808 Monroe St.
Stroudsburg, PA 18360
(570) 476-1099

Robert W. Everett, Jr. and
Kimberly Bergstol, Co-Executors
c/o Colleen Mancuso, Esquire
MANCUSO & MANCUSO, P.C.
808 Monroe Street
Stroudsburg, PA 18360
PR - December 21, 28, January 4

PUBLIC NOTICE ESTATE NOTICE

Estate of **Ross C. Berry, Jr., a/k/a Ross Berry**, late of 169 Green Mountain Drive, East Stroudsburg, PA 18302, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Peggy Ann Smith, Executrix
c/o Daniel M. Corveleyn, Esquire
712 Monroe Street
Stroudsburg, PA 18360

NEWMAN, WILLIAMS,
MISHKIN, CORVELEYN,
WOLFE & FARERI, P.C.
By: Daniel M. Corveleyn, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511
PR - Dec. 21, 28, Jan. 4

PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **2609 POWDER HORN ROAD, (PRICE TOWNSHIP), HENRYVILLE, PA 18332.**

MONROE LEGAL REPORTER

SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on January 24, 2013 at 10:00 a.m., all the right, title and interest of **ROBERT M. YOUNG and SHERYL YOUNG (real owner)**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF PRICE, COUNTY OF MONROE AND THE STATE OF PENNSYLVANIA, MARKED AND DESIGNATED AS LOT (S), NO. 2609, AS SHOWN ON PLOTTING IV, TIMBER HILL INC., MONROE COUNTY, PENNSYLVANIA MADE BY LEO A. ACHTERMAN JR., AND RECORDED IN MONROE COUNTY, PENNSYLVANIA, IN PLOT BOOK NO. 14 PAGE 55.
BEING COUNTY PARCEL NO. 14/8B/175

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **February 3, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - Jan. 4, Jan. 11, Jan. 18

PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **13 KINNEY AVENUE, MOUNT POCONO, PA 18344**.

SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on **JANUARY 24, 2013 AT 10:00 A.M.** all the right, title and interest of **RAYMOND MORRISON and ELIZABETH JANE MORRISON**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

LEGAL DESCRIPTION

ALL those certain lots or pieces of land together with all improvements thereon, situated in the Borough of Mount Pocono, Monroe County, Pennsylvania, bounded and described as follows, to wit:

NO. 1: Beginning at an iron pipe at the intersection of Elm Street and Kinney Avenue, and being also the Northwest corner of Lot Number One, Section BB, on Map hereinafter referred to; thence along said Kinney Avenue North sixty-nine degrees thirty minutes East ninety-four feet to an iron pipe, being the Northwest corner of Lot Number Three, Section BB, on said Map; thence along the Westerly line of said Lot Number Three, Section BB, South twenty degrees thirty minutes East one hundred feet to an iron pipe; thence through Lots Numbers One and Two, and by other lands of John W. Brown and wife, of which this lot was formerly a part, South sixty-nine degrees thirty minutes West ninety-four and nine-tenths feet to an iron pipe; thence along the Easterly side of Elm Street North twenty degrees West one hundred feet to the place of beginning.

BEING the northerly portion of Lots Numbers One and Two, Section BB, on a Map marked "Lot Plan of Land of the L.T. Smith Estate, plotted by John L. Westbrook, February 1926; and filed in the Office for

the Recording of Deeds & C. at Stroudsburg, in and for the County of Monroe, in Plot Book Vol. 2, page 42.

NO. 2: Beginning at an iron on the East side of Elm Street, said beginning point being South twenty degrees thirty minutes East one hundred feet from the intersection of the East side of Elm Street with the South side of Kinney Avenue; thence along other lands of the Grantee North sixty-nine degrees thirty minutes East ninety-four and nine-tenths feet to Lot No. 3, Section BB on a map hereinafter referred to; thence by said Lot No. 3, Section BB on said Map, South twenty degrees thirty minutes East twenty-five feet to other lands of the Grantors; thence by the same South sixty-nine degrees thirty minutes West ninety-four and nine-tenths feet to the East Side of Elm Street; thence along the Easterly side of Elm Street North twenty degrees thirty minutes West twenty minutes West twenty-five feet to the place of beginning.

BEING part of Lots No. 1 and 2, Section BB, on a Map marked "Lot Plan of Land of the L.T. Smith Estate, plotted by John L. Westbrook, February 1926; and filed in the Office for the Recording of Deeds & C. at Stroudsburg, in and for the County of Monroe, in Plot Book Vol. 2, page 42.

UNDER AND SUBJECT to building restrictions of record.

PARCEL NO. 10-6355-12-86-7809

PIN NO. 10/8/4/23

Being known as 13 Kinney Avenue, Mount Pocono, PA 18344.

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **FEBRUARY 3, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - Jan. 4, Jan. 11, Jan. 18

PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **140 BAYBERRY DRIVE, EAST STROUDSBURG, PA 18301**.

SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA on **JANUARY 24, 2013 AT 10:00 A.M.** all the right, title and interest of **JOSEPH C. LASHLEY II and GISELA T. DIXON**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof.

TERMS OF SALE: Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

LEGAL DESCRIPTION

ALL that certain lot or lots, parcel or piece of land situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot No. 140, Section A, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania, in Plot Book Vol. 31, page(s) 65.

PARCEL NO. 17-6392-01-36-5979

PIN NO. 17/15A/2/142

Being known as 140 Bayberry Drive, East Stroudsburg, PA 18301.

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the

MONROE LEGAL REPORTER

United States Marshal with the Clerk of Court, Scranton, PA on **FEBRUARY 3, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - Jan. 4, Jan. 11, Jan. 18

PUBLIC NOTICE FORECLOSURE

Public notice is hereby given, that by virtue of a Writ of Execution, (Mortgage Foreclosure), issued out of the United States District Court for the Middle District of Pennsylvania, to me directed, I will expose and offer for sale at public vendue to the highest bidder, the real estate situated at **462 BUMBLE BEE WAY PCP, TOBYHANNA, PA 18466**.

SALE WILL BE HELD ON THE "STEPS" OF THE MONROE COUNTY COURTHOUSE, COURTHOUSE SQUARE, STROUDSBURG, PA ON JANUARY 24, 2013 AT 10:00 A.M. all the right, title and interest of **JOHN C. PLANTE**, defendant(s) and mortgagor(s) in and to the following described real estate and property including improvements thereof. **TERMS OF SALE:** Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

LEGAL DESCRIPTION

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot/Lots No. 462, Section No. H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book Volume No. 19 at Page No. 21, 23 and 25.

PARCEL NO. 03-6348-12-96-8574

PIN NO. 3/8E/1/677

Being known as 462 Bumble Bee Way PCP, Tobyhanna, PA 18466.

NOTICE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **FEBRUARY 3, 2013**.

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal
Middle District of PA

PR - Jan. 4, Jan. 11, Jan. 18

PUBLIC NOTICE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 6351 CV 2012 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

PNC Bank, National Association, Plaintiff, vs. Alice M. Crossan, Defendant

TO: **ALICE M. CROSSAN**, Defendant, whose last known addresses are 103 Wagner Way n/k/a 110 Wagner Way, Pocono Lake, PA 18347 and P.O. Box 868, Pocono Lake, PA 18347.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PNC Bank, National Association, HSBC Bank USA, National Association, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to NO. 6351 CV 2012, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located 103 Wagner Way n/k/a 110 Wagner Way, Pocono Lake, PA 18347, whereupon your property would be sold by the Sheriff of Monroe County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to

defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

LAWYERS REFERRAL SERVICE

Monroe County Bar Association

913 Main St.,

Stroudsburg, PA 18360

570-424-7288

Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Alan M. Minato, Sherri J. Braunstein, Salvatore Carollo, Paige M. Bellino, Harry B. Reese, Amy Glass, Kassia Fialkoff, Elizabeth L. Wassall, Agnes Mombrun, Elana B. Flehinger and Katherine E. Knowlton, Attorneys for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003; 856-669-5400.

P - Dec. 28

R - Jan. 4

PUBLIC NOTICE MONROE COUNTY COURT OF COMMON PLEAS NO. 3396CV2012

McCABE, WEISBERG and CONWAY, P.C.

BY: TERRENCE J. McCABE, ESQUIRE - ID #16496

MARC S. WEISBERG, ESQUIRE - ID #17616

EDWARD D. CONWAY, ESQUIRE - ID #34687

MARGARET GAIRO, ESQUIRE - ID #34419

ANDREW L. MARKOWITZ, ESQUIRE - ID #28009

HEIDI R. SPIVAK, ESQUIRE - ID #74770

MARISA J. COHEN, ESQUIRE - ID #87830

KEVIN T. MCQUAIL, ESQUIRE - ID #307169

CHRISTINE L. GRAHAM, ESQUIRE - ID #309480

BRIAN T. LAMANNA, ESQUIRE - ID #310321

ANN E. SWARTZ, ESQUIRE - ID #201926

JOSEPH F. RIGA, ESQUIRE - ID #57716

JOSEPH I. FOLEY, ESQUIRE - ID #314675

123 South Broad St., Suite 2080, Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

Bank of America, N.A., s/b/m/t BAC Home Loans

Servicing, LP fka Countrywide Home Loans Servicing

LP, Plaintiff, vs. **Patricia A. Brown and Raymond G.**

Brown, Defendants

TO: **RAYMOND G. BROWN and PATRICIA A. BROWN**

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE: 3917 CLARMONT ROAD, ALBRIGHTSVILLE, PENNSYLVANIA 18210

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

MONROE LEGAL REPORTER

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services, 1203 North St., Jim Thorpe, PA 18229; 877-515-7628.

McCabe, Weisberg and Conway
Philadelphia, PA 19109

PR - Jan. 4, 2013

**PUBLIC NOTICE
MONROE COUNTY
COURT OF COMMON PLEAS
NO. 8903 CV 2012**

McCabe, WEISBERG and CONWAY, P.C.
BY: **TERRENCE J. McCABE, ESQUIRE - ID #16496**
MARC S. WEISBERG, ESQUIRE - ID #17616
EDWARD D. CONWAY, ESQUIRE - ID #34687
MARGARET GAIRO, ESQUIRE - ID #34419
ANDREW L. MARKOWITZ, ESQUIRE - ID #28009
HEIDI R. SPIVAK, ESQUIRE - ID #74770
MARISA J. COHEN, ESQUIRE - ID #87830
KEVIN T. MCQUAIL, ESQUIRE - ID #307169
CHRISTINE L. GRAHAM, ESQUIRE - ID #309480
BRIAN T. LAMANNA, ESQUIRE - ID #310321
ANN E. SWARTZ, ESQUIRE - ID #201926
JOSEPH F. RIGA, ESQUIRE - ID #57716
JOSEPH I. FOLEY, ESQUIRE - ID #314675
123 South Broad St., Suite 2080, Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

Flagstar Bank, FSB, Plaintiff, vs. Joseph La Fiura, Frederick Gualario, Known Surviving Heir of Lois Gualario, deceased Mortgagor and Real Owner, Margaret La Fiura, Known Surviving Heir of Lois Gualario, deceased Mortgagor and Real Owner, Michelle Magrone, known surviving heir of Lois Gualario, Deceased Mortgagor and Real Owner, and All Unknown Surviving Heirs of Lois Gualario, Deceased Mortgagor and Real Owner, Defendants

TO: ALL UNKNOWN SURVIVING HEIRS OF LOIS GUALARIO, DECEASED MORTGAGOR AND REAL OWNER TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE: 1 CARNEY ROAD EDGEWOOD, PALMERTON, PA 18071

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association
913 Main St.

P.O. Box 786
Stroudsburg, PA 18360

McCabe, Weisberg and Conway
Philadelphia, PA 19109

PR - Jan. 4, 2013

**PUBLIC NOTICE
NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO. 5575-CV-2012**

CITIMORTGAGE INC. S/B/M TO ABN AMRO MORTGAGE GROUP INC., Plaintiff, vs. MANUEL A. PEREIRA a/k/a MANUAL A. PEREIRA, Defendant

NOTICE

To: **MANUEL A. PEREIRA:**

You are hereby notified that on July 2, 2012, Plaintiff, CITIMORTGAGE INC. S/B/M TO ABN AMRO MORTGAGE GROUP INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 5575-CV-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 133 SAWTOOTH DRIVE, EFFORT, PA 18330-8836 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County
Lawyer Referral Service
Monroe County Bar Association
913 Main St.
Stroudsburg, PA 18360
570-424-7288
PR - Jan. 4

**PUBLIC NOTICE
NOTICE OF ACTION
IN MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
MONROE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
MONROE COUNTY
NO. 7007-CV-12**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2006-EMX9, Plaintiff, vs. RAPHAEL CHARLEMAGNE, Defendants

NOTICE

MONROE LEGAL REPORTER

To: **RAPHAEL CHARLEMAGNE:**

You are hereby notified that on August 17, 2012, Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2006-EMX9, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONROE County, Pennsylvania, docketed to No. 7007-CV-12. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 2314 SOUTHRIDGE DRIVE NORTH, EAST STROUDSBURG, PA 18302-8471 whereupon your property would be sold by the Sheriff of MONROE County.

You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County

Lawyer Referral Service

Monroe County Bar Association

913 Main St.

Stroudsburg, PA 18360

570-424-7288

PR - Jan. 4

PUBLIC NOTICE NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF MONROE COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 7019CV2012

Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff, vs. Melvin Thomas, Mortgagor and Real Owner, Defendant

TO: **MELVIN THOMAS**, Mortgagor and Real Owner, Defendant, whose last known address is 599 Sullivan Trail, Pocono Summit, PA 18346.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for that purpose of collecting the debt. You are hereby notified that Plaintiff, Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 7019CV2012, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 599 Sullivan Trail, Pocono Summit, PA 18346, whereupon your property would be sold by the Sheriff of Monroe County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by enter-

ing a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE

Monroe County Bar Association

913 Main St.

Stroudsburg, PA 18360

570-424-7288

Michael McKeever, Attorney for Plaintiff, KML Law Group, P.C. Suite 5000, Mellon Independence Center, 701 Market St., Philadelphia, PA 19106-1532; 215-627-1322.

PR - Jan. 4

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2336 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 46 of Unit No. RT-81, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A., Successor Trustee, to Security Bank and Trust Company, Trustee, granted and conveyed by deed dated April 18, 2000 and recorded on November 14, 2000, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 2087 at Page 1006 unto Janice Johnston, Edward Fess and Jeanne Fess.

BEING par of Parcel No. 16/88080/U81 and

Pin No. 16732102694369

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JANICE JOHNSTON EDWARD FESS AND JEANNE FESS

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such

MONROE LEGAL REPORTER

amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2341 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 45 of Unit No. RV-11, of Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, as said unit and interval are described in a certain Declaration, duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 939, at Page 255. The said Unit is more particularly shown and described on the Declaration Plan(s) for Phase IIIA, River Village, Stage 1, Shawnee Village Planned Residential Development, filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Plot Book Volume 42, at page 3 et seq. (for Units R-1 through R-16 inclusive) and Plot Book Volume 42, at page 69, et seq. (for units R-17 through R-36, inclusive).

BEING THE SAME premises which Mellon Bank, N.A. Successor Trustee to Security Bank and Trust Company, by deed dated July 27, 2005 and recorded August 4, 2005, in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 2235 at Page 361 granted and conveyed unto Luis R. Lopez.

BEING PART OF PARCEL NO. 16/2/1/1-7-3C and PIN NO. 16732102771336B3C

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LUIS R. LOPEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file

in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3400 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN interest in land, with improvements, situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being an undivided one-twenty sixth (1.26) co-tenancy fee simple interest in Unit No. RT-FL 176 81 of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and right to reserve and occupy Intervals or Split-Intervals in such unit or any other Two-Week floating/Flex Time Unit of the same or similar type are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984 and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 1330, page 20 as supplanted, and as further described in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for two-week Floating/Flex Time Units in Ridge Top Village, dated June 27, 1989 and duly recorded in the aforesaid Office in Deed Book Volume 1688, at page 276, (collectively referred to hereinafter as the Declarations).

BEING THE SAME premises which, Mellon Bank, N.A. POA for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, by deed dated March 2, 1992, recorded in the Monroe County Office for Recording of Deeds at Stroudsburg, Pennsylvania, in Deed Book 1825, page 0869, granted and conveyed unto Ryan G. Margate. Being part of Parcel No. 16/110466 and Pin No. 16732102593445U176

LEGAL DESCRIPTION

ALL THAT CERTAIN interest in land situate in **Smithfield Township**, Monroe County, Pennsylvania, known as Interval No. 4 of Unit No. RT-140, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20.

BEING THE SAME premises which Mellon Bank, N.A. POA for Continental Bank, Successor Trustee to United Penn Bank, successor by merger to Security Bank and Trust Company, Trustee, granted and con-

MONROE LEGAL REPORTER

veyed by deed dated November 11, 1993 and recorded on December 6, 1993, in the Office of the Recorder of Deeds for Monroe County, Pennsylvania, in Record Book Volume 1924 at page 0584 unto Ryan G. Margate.

Being part of Parcel No. 16/88141/U140 and Pin No. 16732101495291U140

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RYAN G. MARGATE

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8084 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

AN UNDIVIDED two fifty-second (2/52) co-tenancy interest being designated as Use Period Nos. 8 & 9 in that certain piece of parcel of land, together with the messuage (and veranda, if any), situate in the **Township of Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, shown and designated as Unit No. FV7B on a certain "Declaration Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Thomas W. Clements and Elizabeth L. Clements, by deed dated February 2, 1996 and recorded on February 26, 1996 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 2022, at Page 6636, granted and conveyed unto Martin Keating.

BEING PART OF PARCEL NO. 16/4/1/48-7B
PIN NO. 16732102879833B7B

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARTIN KEATING

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9572 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

SCHEDULE OF ASSETS TO BE SOLD

Real Estate

ALL THAT CERTAIN messuage, and two parcels, tracts or places of land situate in the Township of Eldred, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Parcel No. 1

No. 1: Being the Hotel Property-Beginning at an iron pin in the line of land of Samuel Metzgar, now W.H. Hawk, and in the public road, thence by the same in said road, North eighty four and one-fourth degrees West five and eighty-four one hundredths perches to an iron pin in said road, thence by land of George Frantz, now J.F. Pearson, North fifty-nine and one half degrees East one and eight tenths perches to a post, North three fourths degrees West three and fifty three one hundredths perches to a post, North eighty five degrees West three and three one hundredths perches to a post, North four and four degrees West thirteen and nine tenth perches to a post, North eighty five degrees East six and nine tenths perches to a post, north eighty five degrees six and nine tenths perches to a post, in line of Levi Engler, late Nettie F Hussey, thence by the same and lands now or late of W.H. Hawk, south four and one fourth degrees East nineteen and six tenths perches to the place of Beginning.

CONTAINING one hundred and nineteen perches.

No. 2: Beginning at a post in line of Nettie F Hussey, thence by the same North four and one-fourth degrees West twenty and two tenths perches to a post, thence by Church Lot south eighty seven degrees West six and six tenths perches to a post, thence by other lands of J.F. Pearsol South three and

MONROE LEGAL REPORTER

one-half degrees East twenty and four tenths perches to a post, thence by lands of R Frable north eighty five degrees East six and nine tenths perches to the place of Beginning.

No. 3: Beginning at a post in line of land of said Jacob C Fellencer, "Known as the Hotel line" thence by other lands of said Jacob C Fellencer, South sixty seven and one half degrees East nine feet to a post, thence by other lands of said William H Hawk South two degrees East eighty five feet to a post in the middle of the road, thence along said road South eighty one and three fourths degrees West eight feet to a post, thence by land of said Jacob C Fellencer North two degrees West ninety feet to the place of Beginning.

No. 4: Beginning at a corner in line of Hotel Property and also a corner in land of Erastus Borger, thence along said Hotel Property South two degrees East sixteen feet to a post, thence along tract No. 4 above described south sixty seven and one-half degrees East eight feet to a corner in line of land of W.H. Hawk, thence along land of W.H. Hawk South two degrees East twenty feet to a corner in line of lands of Erastus Borger, thence along land of said Erastus Borger, South eighty nine degrees and one half west eight feet to the Beginning.

Parcel No. 2

Beginning at a point designated by an iron pipe, said point being the southwesterly corner of Lot No. 17 as delineated on the Plan of Lots of Erastus Borger, recorded in the Office for the Recording of Deeds, at Stroudsburg, Pennsylvania in and for the County of Monroe, in map book No. 4, page 20; thence (1) in and along the Southerly line of Lots Nos. 16 and 17, North eighty-nine degrees, ten minutes East sixty seven and fifteen one hundredths feet to a point, designated by an iron pipe in the westerly line of No. 16, thence (2) in and along the same twenty minutes East forty-nine and fifty one hundredths feet to a point, designated by an iron pin thence (3) in and along the Southerly line of Lot No. 15 and 16 south 62 degrees forty five minutes East fifty one and eighty nine one hundredths feet to a point, designated by a nail, set in the macadam roadway leading from Kunkletown to Saylorburg, and being known as Pennsylvania Department of Highways L.R. 45004, thence (4) in and along the center line of said L.R. 45004 on a curve to the left with a chord bearing South seventy six degrees thirty six degrees thirty two minutes forty two seconds West one hundred fifteen and one one-hundredths feet to a point designated by a nail, set in the macadam roadway, in line of land of Steward A Smith, known as the Hotel property; thence (5) in and along the same North one degree West ninety-nine and five hundredths feet to the place of Beginning, Containing 0.1585 Acres of Land, including the area occupied by the Public Road.

Excepting and Reserving out of Parcel No. 1 that certain portion conveyed by Deed dated April 8, 1899, and recorded in the Recorder of Deeds Office of Monroe County in Deed Book Volume 57, at Page 436.

Designated Tax Code # 6/7/1/19,

Pin # 06-6235-02-66-5838

BEING THE SAME PREMISES James R. Ryan and Susan M. Ryan conveyed to Bozena Kiejdo by their Deed dated October 20, 2008, and recorded November 24, 2008, at Book 2345, Page 5067.

Personal Property

(A) All personal property, equipment, fixtures, machinery, furnishings, supplies, decorations and other business assets belonging to both Defendants associated with the operation of a restaurant at the subject property; and

(B) Defendants' rights in Pennsylvania Liquor License No. H-1212, LID 60775.

THE JOINT SALE WILL BE SUBJECT TO SPECIAL TERMS TO BE ANNOUNCED AT THE TIME OF THE SALE. A LIST OF THE SPECIAL TERMS IS ALSO

AVAILABLE BEFORE THE SALE BY CALLING JACK M. SEITZ, ESQ., COUNSEL FOR PLAINTIFF, AT (610) 530-2700.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JUPITER TAVERN, INC.

BOZENA KIEJDO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACK M. SEITZ,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10065 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIER'S CHECK OR CASH

ALL THAT CERTAIN parcel or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Parcel No. 1 and Parcel No. 2 on a Plan titled "Map of Survey of lands of Jon G. Mirkovic and Susan E. Mirkovic, his wife," dated February 24, 1995 and revised March 28, 1995 as prepared by Frank J. Smith, Jr. Inc. Registered Surveyor of Marshalls Creek, Pennsylvania and attached hereto, more fully described as follows, to wit:

BEGINNING at a point at or near the centerline of a 20 foot right of way known as Pine Lane, said point being a common corner of lands of Joanne Mini (Deed Book Volume 1851, page 1565); thence in and along the centerline of said Pine Lane, North 81 degrees, 46'24" East, 133.03 feet to a point; thence by lands of William Rivers (Deed Book Volume 1734 Page 237), South 0 degrees, 40'24" West (passing a pin at 10 feet) 150.02 feet to a pipe; thence by lands of Joseph Katiszckijk (Deed book Volume 1496, page 629) South 10 degrees, 04'37" East (passing a pin at 186.32 feet) 196.32 feet to a point at or near the centerline of Spruce Lane; thence in and along the centerline of Spruce Lane 85 degrees, 47'47" West 115.87 feet to a point; thence by lands of Pasquale Zumpano (Deed Book Volume 1293, Page 338) North 9 degrees, 19'28" West (passing a pin at 10.00

MONROE LEGAL REPORTER

feet) 170.46 feet to a pipe; thence by said lands Joanne Mini, North 7 degrees, 17'54" West (passing a pin at 155.90) 165.90 feet to the place of beginning. Containing 0.920 acres.

TOGETHER with the perpetual rights to the grantee, her heirs and assigns, in common with the grantor, her heirs and assigns, to use Pine Land and Spruce Lane, leading from Palmer Swamp Road to and past the premises herein conveyed; the grantee, or her heirs or assigns agree to pay their proportionate share for the maintenance and upkeep of the said right of way.

TOGETHER with the perpetual right of the grantee, her heirs and assigns, to take water, but not to pipe it, from a drilled well located at the intersection of Pipe Lane with Palmer Swamp Road; said grantee, or her heirs or assigns, to pay their proportionate share of the cost of upkeep of said pump and well.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

BEING known as 12 Pine Lane, Monroe County, Pennsylvania.

BEING Tax Parcel No. 16/6/2/12
Pin # 16731304545742

BEING the same property granted and conveyed by deed dated July 28, 2006 and recorded August 8, 2006 in Deed Book Volume 2276, page 8622, from Susan E. Mirkovic to Cheryl A. Kutzman.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CHERYL A. KUTZMAN AND UNITED STATES OF AMERICA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
CHRISTOPHER A. DENARDO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10182 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, County of Monroe

and State of Pennsylvania, bounded and described as follows:

BEING shown and designated as Lot No. 68 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 8, Alpine Village, American Landmark Corporation, Owner & Developer, Middle Smithfield Township, Monroe County, Pennsylvania, dated March 3, 1972 and revised March 30, 1972, prepared by Edward C. Hess Associates, Scale being 1" equal 100", recorded in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, April 19, 1972, in Plot Book Vol. 16, Page 89.

BEING THE SAME PREMISES which Gene T. Munger and Cathleen M. Munger, by deed dated 10/12/2007 and recorded 10/23/2007 in Book 2319 Page 2279 conveyed to Tracie Osborne and William Osborne.

Pin #: 09-7344-01-16-7146

Tax Code #: 9/6C/1/4

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: TRACIE OSBORNE WILLIAM OSBORNE

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 10254 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Middle Smithfield, County of Monroe, Commonwealth of Pennsylvania, shown as Lot Number 2, on the Bolles Subdivision Drawing Number 97D2693, as prepared by Policelli Engineering, Inc., bounded and described as follows, to wit:

BEGINNING at a concrete monument on line of land of Frank Scerbo, said concrete monument also marking a corner of land of the Grantors, of which this was

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formerly a part; thence along said land of the Grantors, South 32 Degrees 13 Minutes 00 Seconds East, 96.69 Feet to a concrete monument on line of land of Frank J. Riccobono; thence along said land, South 57 Degrees 47 Minutes 00 Seconds West, 1,256.84 Feet to a concrete monument on line of land of Robert Miller; thence along said land, and along land of John Petherman, North 32 Degrees 17 Minutes 30 Seconds West, of land of Frank Scerbo, above mentioned; thence along said land, North 57 Degrees 47 Minutes 00 Seconds East, 1256.97 Feet to the place of beginning.
CONTAINING 2.5902 acres.
BEING THE SAME PREMISES which John Bolles, Jr. and Theresa Bolles, husband and wife, by deed dated 03/20/2001 and recorded 04/17/2001 in Book 2094 Page 5758 conveyed to John Bolles, Jr. and Theresa Bolles, husband and wife.
Pin #: 09-7324-03-33-7433
Tax Code #: 09/92346

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOHN BOLLES, JR.

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11042 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Price**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 3, Section 'N' as shown on "Plotting of lots of Pocono Highland Lake Estates, Inc., Price and Middle Smithfield Township, Monroe County, Pennsylvania, made by Edward C. Hess, P.E." as recorded in Monroe County, Pennsylvania, in Plot Book 10, Page 147.
UNDER AND SUBJECT to any and all reservations,

restrictions, conditions, covenants, etc., that are contained in the chain of title.

TITLE TO SAID PREMISES VESTED IN Nazneen Joseph, a married woman, by Deed from Britton Detrick, a married man, dated 10/02/2006, recorded 10/05/2006 in Book 2283, Page 3893.

TAX CODE: 14/6B/1/40
14-7304-04-74-6061

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NAZNEEN JOSEPH

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MICHELE M. BRADFORD,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11046 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

PARCEL No. 1:

ALL THAT CERTAIN lots or piece of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Rosemond Street, a corner of Lot No. 77 and Lot No. 78 as designated on 'Map of Fritz' Addition to Arlington Heights', from which a point at the intersection of the Westerly side of Rosemond Street with the Southerly side of Fairview Avenue bears North 9 degrees 30 minutes West distant two hundred ninety-four feet; thence along the Westerly side of Rosemond Street South 9 degrees 30 minutes East forty-two feet to the Northerly side of a 40 foot wide Street; thence along the Northerly side of said Street South 90 degrees 30 minutes West one hundred sixty-five feet to a point; thence along the Easterly side of an alley 15 feet in width North 9 degrees 30 minutes West forty-two feet to a point; thence along the division line of Lot No. 77 and Lot No. 78 North 80 degrees 30 minutes East one hundred sixty-five feet to the place of BEGINNING. BEING Lot No. 78 on 'Map

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of Fritz's Addition to Arlington Heights'.
PARCEL No. 2:

ALL THAT CERTAIN message and tract or piece of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Rosemond Street, said beginning point being distant 252 feet on a course of South 9½ degrees East from the intersection of the Westerly side of said Rosemond Street with the Southerly side of Fairview Avenue; thence along the Westerly side of said Rosemond Street South 9½ degrees East 42 feet to a point; thence along Lot No. 78 on the plan hereinafter mentioned South 80½ degrees West 165 feet to the Easterly side of an alley 15 feet wide; thence along the Easterly side of said alley North 9½ degrees West 42 feet to a point; thence along Lot No. 76 on the plan hereinafter mentioned North 80½ degrees East 165 feet to the place of BEGINNING. BEING Lot No. 77 on 'Map of Fritz's Addition to Arlington Heights'.

PARCEL No. 3:

ALL THAT CERTAIN message and tract or piece of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Rosemond Street, a corner of Lot No. 76 and Lot No. 77 as designated on 'Map of Fritz's Addition to Arlington Heights', from which a point at the intersection of the Westerly side of Rosemond Street with the Southerly side of Fairview Avenue bears North nine degrees 30 minutes West distant two hundred fifty-two feet, thence along the division line of Lot No. 76 and Lot No. 77, South eighty degrees thirty minutes West one hundred sixty-five feet to a point; thence along the Easterly side of an alley fifteen feet in width North nine degrees thirty minutes West three and five-tenths feet to a point; thence through Lot No. 76 and by other lands of said Eugene and Eunice Strunk, of which this lot was formerly a part, North eighty degrees thirty minutes East one hundred sixty five feet to a point; thence along the Westerly side of Rosemond Street South nine degrees thirty minutes East three and five-tenth feet to the place of BEGINNING. BEING part of Lot No. 76 on 'Map of Fritz's Addition to Arlington Heights'.

UNDER AND SUBJECT to exceptions, reservations, restrictions, and covenants as are contained in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Harold M. Diaz and Anna Diaz, h/w, by Deed from William T. Aide, an unmarried man, dated 10/22/2007, recorded 10/23/2007 in Book 2319, Page 3337.

TAX CODE: 17/12/2/15

TAX PIN: 17-6390-08-99-5335

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HAROLD M. DIAZ

ANNA DIAZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County

Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11174 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Paradise**, County of Monroe, Commonwealth of Pennsylvania, being designated as Lot 11, Phase 1B, on a certain map entitled "Paradise Alpine Village - Final Subdivision Plan - Phase 1B - Designer Homes, Inc., Route 447, Analomink, PA 18320", prepared by Elam Associates dated March 1996, last revised 5/13/96, and recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Plat Book 68, Page 130.

BEING THE SAME PREMISES which Federal National Mortgage Association a/k/a Fannie Mae, by deed dated 4/27/2006 and recorded 05/04/2006 in Book 2266 Page 5822 conveyed to Leon W. Bailey.
Pin #: 11-6395-03-04-4436
Tax Code #: 11/90058

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LEON W. BAILEY

MORTGAGOR(S) AND RECORD OWNER(S)
TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage

MONROE LEGAL REPORTER

Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11201 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN parcel of land situate in **Paradise Township**, Monroe County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Merry Hill Road, said point being the Northeast corner of the overall tract of which this was a part,

1) South 20 degrees 50 minutes 34 seconds West, passing over a witnessed iron pipe found at 22.31 feet, along lands now or formerly owned by Pocono Gardens Lodge, a distance of 513.60 feet to an iron pin set, said pin being the Southeast corner of Lot 1, thence,

2) North 69 degrees 09 minutes 26 seconds West, along the lines of Lot 2, which are the remaining lands of Audrey and Andrew Belomyzy of which this lot was a part, as shown on "Minor Subdivision Plan prepared for Audrey and Andrew Belomyzy" prepared by Brian D. Courtright, PLS, a distance of 264.53 feet to an iron pin set; thence,

3) North 17 degrees 56 minutes 39 seconds East, along Lot 2, a distance of 269.66 feet to an iron pin set; thence,

4) North 05 degrees 51 degrees minutes 09 seconds East, along the line of Lot 2, passing over an iron pin set at 50.00 feet, a distance of 69.00 feet to a point in the center of Merry Hill Road; thence,

5) South 80 degrees 23 minutes 21 seconds East, along the center of Merry Hill Road, a distance of 26.75 feet to a point in the center of aforementioned road; thence,

6) South 87 degrees 44 minutes 21 seconds East, along the center of Merry Hill Road, a distance of 284.62 feet to the point and place of BEGINNING.

CONTAINING 2.43 +/- acres. RESERVING that portion of land that lies within the right-of-way of Merry Hill Road.

TITLE TO SAID PREMISES IS VESTED IN Josephine M. Verbeke by deed from AUDREY M. RITTER BELOMYZY, WIDOW dated July 8, 1999 and recorded August 6, 1999 in Deed Book 2067, Page 5080.

Being Known As: 1693 Merry Hill Road, Cresco, Paradise Township, Monroe County, PA 18326

TAX CODE: 11/92641

PIN #: 11-6375-00-56-9480

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPHINE M. VERBEKE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
EDWARD D. CONWAY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11415 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 28, Section 'C' as shown on 'Plotting of lots of POCONO WILD HAVEN ESTATES, INC., Middle Smithfield Township, Monroe County, Pennsylvania, made by Edward C. Hess, P.E.,' as recorded in Monroe County, Pennsylvania, Plot Book 11, Page.41.

TITLE TO SAID PREMISES IS VESTED IN James A. Saunders and Karen E. Saunders, h/w, by Deed from York Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, dated 10/28/1999, recorded 11/01/1999 in Book 2071, Page 1783.

TAX CODE: 09/18A/142

TAX PIN: 09-7305-04-82-8204

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES A. SAUNDERS
KAREN E. SAUNDERS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MICHELE M. BRADFORD,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

MONROE LEGAL REPORTER

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11490 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, tract, piece or parcel of land, situate in the **Township of Pocono**, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the west side of Powell Road leading southerly from Township Route 537 between Misertown and Tannersville, as shown on Plan of Lots of Hallmark Acres dated February 7, 1970, Revised October 16, 1973; February 4, 1974; October 25, 1976; September 6, 1977; June 13, 1979 and July 20, 1979, said point being also the southeast corner of other lands of the grantees herein: Thence along the west side of the said Powell Road (Bearings from Magnetic Meridian of 1955) South thirteen degrees thirty minutes fifty seconds East fifty-six and four one-hundredths feet to an iron pipe, the northeast corner of lands of Phillip Breneman; thence by lands of the said Phillip Breneman North eighty-six degrees thirty-six minutes fifty seconds West two hundred ten and twenty-seven one-hundredths feet to an iron pin; thence by lands of Barry Weltmer North five degrees fifty-six minutes no seconds West fifty-four and thirty-four one-hundredths feet to a pipe, the southwest corner of other lands of the grantees; thence by other lands of the said grantees South eighty-six degrees thirty-six minutes fifty seconds East two hundred two and seventy-eight one-hundredths feet to the place of BEGINNING.

CONTAINING two hundred fifty-four one-thousandths (0.254) acre, more or less; the herein above described parcel of land lying immediately south of other lands of said Sudas, to which land the herein above conveyed two hundred fifty-four one-thousandths (0.254) acre parcel shall be come permanently attached and an integral part which may not hereinafter be sold separately from said other lands of said Richard C. Suda et ux.

PARCEL NO. 12/7C/1/35
PIN NO. 12637304819356

TITLE TO SAID PREMISES IS VESTED IN Karen A. Suda and Richard C. Suda, by deed from ANNA HALL, UNREMARIED WIDOW dated June 7, 1983 and recorded September 16, 1983 in Deed Book 1293, Page 85.

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KAREN A. SUDA
RICHARD C. SUDA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARGARET GAIRO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11500 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Lot, parcel or tract of land and premises hereinafter being more particularly described, situate, lying and being in the **Township of Ross**, County of Monroe and State of Pennsylvania, as shown on a map entitled 'Re-Subdivision of Tract 1 for William Holden & Eileen Holden' dated April 8, 1996, prepared by Eugene E. O'Connell, P.L.S., and filed in Monroe County Plat Book 68 Page 89.

BEGINNING at A.P.K. nail in the center of Meixsell Valley Road (a township road having a right of way width of fifty feet), said nail being at the intersection of the centerline of the right of way of said road and the eight course of the original tract of which this is a part; thence

1. Running in part along said eighth course South 21 degrees 04 minutes 15 seconds West for a distance of 767.02 feet to an iron pin set at the ninth corner of said original tract; thence
2. North 83 degrees 55 minutes 35 seconds West for a distance of 406.19 feet to an iron pin set at the tenth corner of said original tract; thence
3. North 27 degrees 47 minutes 45 seconds East for a distance of 527.37 feet to an iron pin set at the eleventh corner of said original tract; thence
4. North 14 degrees 17 minutes 05 seconds West for a distance of 100.00 feet to an P.K. nail set at the twelfth corner of said original tract, said corner being in the centerline of Meixsell Valley Road; thence
5. Running along the centerline of said right of way following a curve to the right having a radius of 2475.00 feet, a central angle of 3 degrees 28 minutes 21 seconds and an arc length of 150.00 feet, being subtended by chord of North 75 degrees 52 minutes 15 seconds East for a distance of 149.98 feet to a point of tangency; thence
6. Still running along said centerline North 77 degrees 36 minutes 26 seconds East for a distance of 212.43 feet to a point of curvature; thence
7. Still running along said centerline following a curve to the left having a radius of 1538.76 feet, a central angle of 4 degrees 3 minutes 25 seconds and an arc length of 108.96 feet, being subtended by a chord of North 75 degrees 34 minutes 43 seconds East for a distance of 108.93 feet to the point and place of BEGINNING.

SAID property contains 5.74 acres more or less. Together with and subject to covenants, easements, and restrictions of record.

UNDER AND SUBJECT to the following conditions and restrictions:

MONROE LEGAL REPORTER

1. No animals, livestock, or poultry and any kind shall be raised, bred, kept, stabled or pastured for any commercial purpose. Dogs, cats, horses, or other household pets may be kept, provided that they shall not be permitted to run at large beyond the boundary lines of the lot hereinabove described, and provided further that they do not become a nuisance to the neighborhood because of excessive barking or other disruptive actions.

2. No part of the premises hereby conveyed and no building or portion of any building thereon erected shall be used to carry on any trace or commercial business whatsoever, except a home occupation; otherwise the use of the same being limited to private dwelling purposes.

3. No mobile homes or double-wide mobile homes are to be placed on the subject premises.

4. No unlicensed vehicle, trailer, tent, shack, or temporary building shall be allowed on the lots, and no basement or garage may be used as a residence, either temporarily or permanently.

5. No lot shall be used or maintained as a dumping ground for rubbish. All trash, garbage, or other waste shall be kept in sanitary containers.

6. No lot shall be kept in an unsightly manner. A lot will be considered unsightly when the following is kept on the property in and unsightly and dangerous manner: rubbish, trash, garbage, waste, junk cars, or debris.

TITLE TO SAID PREMISES VESTED IN Philip H. May and Joann May, his wife, by Deed from Eileen Holden and William T. Holden, her husband, dated 05/07/1996, recorded 06/10/1996 in Book 2026, Page 1213.

BEING KNOWN AS: 7617 Meixsell Valley Road a/k/a RR 7 Box 7617 Saylorsburg, PA 18353-9100

TAX CODE: 15/119095

TAX PIN: 15-6257-00-54-6557

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: PHILIP H. MAY JOANN MAY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11511 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe, and Commonwealth of Pennsylvania, being Lot 35, Olde Mill Run, as shown on a plan of Lots Recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 46, page 105.

BEING the same premises which SIRVA Relocation, LLC, by Deed Dated June 7, 2005 and Recorded June 22, 2005 in the Office for the Recorder of Deeds of Monroe County, at Stroudsburg, PA in Record Book Volume 2229, page 8619 Granted and conveyed unto Michael F. Davis and Kimberly B. Davis, his wife, Grantors hereof, in fee.

Tax ID - 17/14D/1/30

BEING KNOWN AS: 35 Wildflower Circle, Stroudsburg, PA 18360

TAX CODE: 17/14D/1/30

PIN NO.: 17639103245449

TITLE TO SAID PREMISES IS VESTED IN Nilda Guido and Iris Medina, as joint tenants with the right of survivorship by deed from Michael F. Davis and Kimberly B. Davis, his wife dated 06/19/2007. Recorded 06/25/2007 in Deed Book 2308 Page 9510.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NILDA GUIDO IRIS MEDINA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARGUERITE L. THOMAS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11517 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

MONROE LEGAL REPORTER

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situate in the **Township of Pocono**, Monroe County, Pennsylvania, being Lot No. 55 Section G, as is more particularly set forth on the plot map of Cranberry Hill Corporation, Penn Estates, as same is duly recorded in the office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 35, Pages 119, 121, 123 and 124.

BEING KNOWN AS: 55 Hunters Wood Drive, East Stroudsburg, PA 18301

TAX CODE: 12/117351

PIN NO.: 12639201090991

TITLE TO SAID PREMISES IS VESTED IN Janice Bailey by deed from Chase Home Finance, LLC dated 01/05/2006 recorded 02/13/2006 in Deed Book 2257 Page 5869.

Having been erected thereon a single family dwelling. **SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JANICE BAILEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL S. SIEDMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11557 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or piece of land situate partly in **Polk Township** and partly in **Chestnuthill Township**, Monroe County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of a road leading from Effort to Kunkletown and a road leading from Kresgeville to Brodheads ville, thence along the centerline of the latter road North 70 degrees 02 minutes East 210.79 feet, thence leaving said road and along lands of Roy Dorshimer, South 2 degrees 10

minutes West (at 24.54 feet passing an iron pipe) 426.38 feet to an axle, thence along land of the Salvation Army, South 74 degrees 26 minutes West (at 185.23 feet passing an iron pipe) 210.23 feet to a point in the centerline of above described road leading from Effort to Kunkletown, thence in and along the centerline of said road North 2 degrees 48 minutes East 409.12 feet to the place of BEGINNING.

CONTAINING 2.02 Acres

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Ismet Sabovic, by Deed from Bruce E. Johnson, Sr., unmarried, dated 11/23/2005, recorded 11/30/2005 in Book 2249, Page 7498.

TAX CODE: 13/2/1/92

TAX PIN: 13-6237-00-99-0492

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ISMET SABOVIC

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11567 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land, lying and being in the **Township of Coolbaugh**, County of Monroe and Commonwealth of Pennsylvania, marked and designated as Lot No. 401, Section E, as shown on "Plotting of Stillwater Lake Estates, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Leo A. Achterman, Jr." and recorded in Monroe County, Pennsylvania in Plot book No. 10, page 105.

UNDER AND SUBJECT to restrictions, covenants, etc., as set forth of record in Monroe County Courthouse.

MONROE LEGAL REPORTER

BEING THE SAME PREMISES which Anthony J. Corallo and Tracy L. Corallo, husband and wife, by Indenture dated February 22, 2005 and recorded March 18, 2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2219, Page 3450, granted and conveyed unto MARIBEL RICHIEZ.

IMPROVEMENTS: Residential property.

TAX CODE NO. 3/14D/1/51

PIN # 03634604522251

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARIBEL RICHIEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GREGORY JAVARDIAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11631 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, being commonly known as Lot 15, Woodwind Estates, as set forth on Plot Book Vol. 61, Page 43 and bounded and described as follows:

BEGINNING at an iron pin on the northerly right of way of Mackenzie Court cul de sac, said point being in common with Lot 14; thence, along a line in common with Lot 14, North 15 degrees 03 minutes 32 seconds East a distance of 187.48 feet to an iron pin in common with lands N/F George Dreibe; thence, along a line in common with lands N/F George Dreibe, North 81 degrees 58 minutes 46 seconds East a distance of 120.29 feet to a Hickory tree in common with Lot 37; thence, along a line partly in common with Lot 37 and partly in common with Lot 36, South 14 degrees 27 minutes 02 seconds East a distance of 141.37 feet to an iron pin in common with Lot 16; thence, along a line in common with Lot 16, South 54 degrees 49 minutes 40 seconds West a distance of 156.72 feet to an iron pin; thence, continuing

along a line in common with Lot 16, South 77 degrees 51 minutes 19 seconds West a distance of 40.00 feet to an iron pin on the easterly right of way of Mackenzie Court cul de sac; thence, along the easterly right of way of Mackenzie Court cul de sac, on a curve to the left whose radius of 50.00 feet, an arc distance of 54.80 feet to the point of BEGINNING. BEING THE SAME PREMISES which Gerald B. Gay, by deed dated 06/19/2002 and recorded 01/10/2003 in Book 2141, Page 7974 conveyed to Christina Bianco, deceased.

Pin #: 17-6391-02-76-8265

Tax Code #: 17/91775

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GARY S. SAMBOY, AS EXECUTOR OF THE ESTATE OF CHRISTINE P. BIANCO, DECEASED

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11783 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Smithfield**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron in line of lands of Marguerite Della Fera, said iron being the southeasterly corner of Parcel "A" as shown on map entitled, "Subdivision lands of Marshall E. Anders, Esquire, Trustee for Robert J. & Jean Dillon", dated 22 August 1991; thence partly along lands of Marguerite Della Fera and partly along lands of United Penn Bank, S 13 degrees 37'40"W 1365.87 feet to a stone; thence along lands of United Penn Bank, N 75 degrees 41'07"W 811.13 feet to a harrow tooth; thence along the same, S 29 degrees 34'14"W 727.27 feet to an

MONROE LEGAL REPORTER

iron; thence along lands of Ardian Domitro, N 31 degrees 15'59"W (at 517.56 feet passing an iron) 528.00 feet to a point; thence along the same, N 39 degrees 57'38"W (at 174.93 feet passing a bolt) 198.00 feet to a point in Marshall Creek; thence up Marshall Creek and along lands of Lawrence Simons, N 43 degrees 02'22"E 117.00 feet to a point; thence along the same, N 4 degrees 52'08"W 352.38 feet to a point on the easterly right-of-way line of U.S. Route 209, S.R. 0209; thence along the easterly line of U.S. Route 209 in a northerly direction on a curve to the left having a radius of 5774.65 feet an arc length of 153.34 feet to a point; thence along other lands of Robert J. Dillon, the following five (5) courses and distances:

1) S 3 degrees 07'22"E 341.29 feet to a point; 2) S 86 degrees 12'54"W 13.05 feet to a point in Marshall Creek; 3) S 6 degrees 53'52"E 39.39 feet to a point in Marshall Creek; 4) S 84 degrees 20'10"E (at 60.64 feet passing a utility pole) 190.00 feet to an iron; 5) N 37 degrees 05'42"E 383.21 feet to an iron; thence along Parcel "A" as shown on said map, the following seven (7) courses and distances: 1) S 88 degrees 53'52"E 167.00 feet to an iron; 2) N 51 degrees 16'03"E 612.42 feet to an iron; 3) S 86 degrees 04'34"E 283.00 feet to an iron; 4) N 3 degrees 55'26"E 276.82 feet to an iron on the southerly side of a private road 40 feet in width; 5) in a northeasterly direction along the southerly side of said private road on a curve to the left having a radius of 100.00 feet an arc length of 76.31 feet to an iron, a point of reverse curvature; 6) along the southerly side of said private road on a curve to the right having a radius of 245.00 feet an arc length of 141.52 feet to an iron; 7) S 76 degrees 22'20"E 203.23 feet to the place of BEGINNING.

CONTAINING 29.047 net acres, more or less. UNDER AND SUBJECT to any mortgage, covenants, exceptions, reservations and restrictions that appear in the chain of title.

TAX CODE: 16/111541

PIN #16-7322-00-30-8038

BEING KNOWN AS: 7 Bridges Road, Rural Route 209, East Stroudsburg, PA 18301

BEING the same premises which Keir Dillon, Administrator of the Estate of Robert Jerome Dillon, also known as Robert J. Dillon, Deceased, by Deed dated 10/23/2008 and recorded 11/10/2008 in Deed Book 2344 Page 8033 Instrument #200832358 granted and conveyed unto Keir Dillon.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KEIR DILLON

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LISA LEE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1179 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIER'S CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land situate in the Township of Chestnut Hill, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Pa. S.R. 3009 (Merwinsburg Road), being a common corner of Parcel No. 2 and Parcel No. 3 as shown on a plan titled "Final Plan, Minor Subdivision of Lands of Robert G. Gould", dated May 22, 1997, and recorded in Plot Book Vol. 69, Page 163; Thence along said Parcel No. 2 North 14 degrees 37 minutes 04 seconds East (at 16.50 feet passing an iron pin) 81.38 feet to an iron pin, a point of curvature; Thence by the same on a curve to the right having a radius of 20.00 feet for an arc length of 31.42 feet (chord bearing and distance being North 59 degrees 37 minutes 04 seconds East 28.28 feet) to an iron pin; Thence by the same North 75 degrees 30 minutes 41 seconds East 95.11 feet to an iron pin; Thence by the same North 52 degrees 40 minutes 3.5 seconds East 330.92 feet to an iron pin; Thence by the same North 63 degrees 55 minutes 58 seconds East 104.11 feet to an iron pin; Thence by the same South 64 degrees 07 minutes 04 seconds East 351.55 feet to an iron pin; Thence by the same, by lands of Barbara Freeman, and by lands of Dorothy Davenport, South 26 degrees 16 minutes 28 seconds West (at 96.04 feet passing an iron pin) 528.00 feet to an iron pin; Thence continuing by said lands of Dorothy Davenport South 20 degrees 07 minutes 08 seconds East 99.57 feet to an iron pin on the northeasterly side of the afore-mentioned Pa. S.R. 3009; Thence by lands of Barbara Freeman South 29 degrees 51 minutes 48 seconds West 11.46 feet to a point in the centerline of said Pa. S.R. 3009;

Thence in and along said centerline of Pa. S.R. 3009 the following nine (9) courses and distances, namely:

1. North 40 degrees 22 minutes 04 seconds West 44.84 feet to a point;
2. North 49 degrees 06 minutes 05 seconds West 55.26 feet to a point;
3. North 55 degrees 57 minutes 40 seconds West 69.02 feet to a point;
4. North 58 degrees 06 Minutes 29 seconds West 197.23 feet to a point;
5. North 57 degrees 43 minutes 07 seconds West 72.15 feet to a point;
6. North 59 degrees 15 minutes 15 seconds West 128.84 feet to a point;
7. North 65 degrees 30 minutes 09 seconds West 59.95 feet to a point;
8. North 71 degrees 54 minutes 47 seconds West 61.09 feet to a point;
9. North 77 degrees 10 minutes 06 seconds West 25.59 feet to the place of BEGINNING.

CONTAINING 6.520 acres of land. Being Lot No. 3 as shown on the above described plan.

UNDER AND SUBJECT to the rights of the grantors, their heirs and assigns, in common with the rights of the grantees, their heirs and assigns, to ingress,

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egress and regress in, over, along and across the following described parcel of land;

BEGINNING at a point in the centerline of Pa. S.R. 3009 (Merwinsburg Road), being a common corner of Parcel No. 2 and Parcel No. 3 as shown on the above described plan; Thence along said Parcel No. 2 as described above North 14 degrees 37 minutes 04 seconds East 81.38 feet to an iron pin, a point of curvature; Thence by the same on a curve to the right having a radius of 20.00 feet for an arc length of 31.42 feet (chord bearing and distance being North 59 degrees 37 minutes 04 seconds East 28.28 feet) to an iron pin; Thence through the above described parcel of land, along the westerly wall of a shed on said above described parcel of land. South 14 degrees 37 minutes 04 seconds West 100.75 feet to a point in the aforementioned centerline of Pa. S.R. 3009; Thence in and along said centerline of Pa. S.R. 3009 North 77 degrees 10 minutes 06 seconds West 20.01 feet to the place of BEGINNING.

Premises Being: RR # BOX 2021 MERWINSBURG ROAD, LOT 3, EFFORT, PA 18330

TITLE TO SAID PREMISES VESTED IN Glen C. Keiper and Heidi Keiper, by Deed from Louis C. Herfurth and Steward M. Herfurth, dated 11/16/2006, recorded 11/21/2006 in Book 2288, Page 2293.

TAX CODE: 2/13/1/39

TAX PIN: 02-6239-00-54-8476

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GLEN C. KEIPER

HEIDI KEIPER

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11928 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the Township of Polk, County of Monroe and

Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of Lake Drive (33 feet in width) said beginning point being distance 1260 feet on a course of South 78 degrees 56 minutes West from the point of intersection of the said centerline of Lake Drive South 78 degrees 56 minutes West 156.94 feet more or to a point of curvature; thence along a curve to the left having a radius of 30 feet for an arc distance of 28.37 feet to a point in the centerline of West Sherwood Drive (33 feet in width) thence along said centerline of West Sherwood Drive South 24 degrees 45 minutes West 94.47 feet more or less to a point thence along the Northerly lines of Lots F-1, F-2 and F-3 degrees 25 minutes East 152.88 feet more or less, to a point in the Northerly line of said Lot No. F-3, thence by unplotted land of new 1901 Corporation North 78 degrees 56 minutes East 101.13 feet more or less to a point the Southwest corner of Lot No. E-29; thence along the Westerly line of said lot No. E-29 North 11 degrees 4 minutes West 160 feet to the place of beginning.

BEING Lots Nos. E-30 and E-31 as shown on a map titled Robin Hood Lake, revised second and third plotting dated February 23, 1961, revised August 1965 and December 1971 prepared by V.D. Kitson, Registered Surveyor.

EXCEPTING AND RESERVING that portion of the above described lot which is within the limits of said Lake Drive and West Sherwood Drive.

Pin # 13-6219-05-086387

Tax # 13/10/2/188

Having erected thereon a dwelling known as 9197 Lake Drive, Kunkletown, PA 18058

BEING the same premises which Jason Damato and Tina Damato by their deed dated 12/21/07 and recorded on 1/4/08 in the Recorder of Deeds Office of Monroe County in Deed Book Volume 2324, page 5687, granting and conveying unto Lainie Banghart.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LAINIE BANGHART

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LOUIS P. VITTI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11931 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County

MONROE LEGAL REPORTER

Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, more particularly described as Lot 110, Section 1, Tax Code 3/4B/1/11 as shown on a map or plan of Pocono Farms East recorded in the Office of the Recorder of Deeds in and for Monroe County, in Plat Book Volume 16 Page 49.

BEING known and numbered as 110 Campbell Way, Tobyhanna, PA 18466.

BEING the same premises which John Prignano, single and Benjamin Salinas, single and Deanna Moerer and Kim Moerer, her husband, by deed dated April 13, 2005 and recorded April 19, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2222, Page 5082, granted and conveyed unto Sean V. Cornetto and Tina M. Cornetto, his wife.

TAX CODE: 03/4B/1/11

PIN NO: 03635704914801

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SEAN V. CORNETTO

TINA M. CORNETTO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ASHLEIGH L. LEVY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11934 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or piece of land situate in the **Township of Chestnuthill**, County of Monroe and Commonwealth of Pennsylvania, designated as

Lot No. 75 in a plan of lots entitled Lenape Hills, bounded and described as follows:

BEGINNING at an iron pin in the northerly edge of Sun Dance Drive, said pin also marking the southwest corner of Lot No. 74; thence along the northerly edge of said Sun Dance Drive South 69°48'43" West 150.00 feet to an iron pin; thence along Lot No. 76 North 20°11'17" West 290.40 feet to an iron pin; thence along Lot No. 85 North 69°48'43" East 150.00 feet to an iron pin; thence along the aforementioned Lot No. 74 South 20°11'17" East 290.40 feet the place of BEGINNING.

TAX ID/PARCEL NO. 2/8B/1/36

As described in Mortgage Book 2341 Page 3986

BEING KNOWN AS: 75 Sundance Drive, Effort, PA 18330

TAX CODE: 2/8B/1/36

PIN NO.: 02-6249-03-33-0191

TITLE TO SAID PREMISES IS VESTED IN McGregor Edward by deed from Ryan M. Welch and Alicia R. Welch, husband and wife dated 03/24/2008 recorded 09/03/2008 in Deed Book 2341 Page 3974. Having been erected thereon a single family dwelling.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MCGREGOR EDWARD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEROME B. BLANK,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12032 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Lot/Lots, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 106, Section K, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book #24, Page 1, 3 and 51.

UNDER AND SUBJECT to all the rights, privileges,

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benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

TITLE TO SAID PREMISES VESTED IN Joseph Martino by Deed from Y-Rent, Inc., T/A Coventry Homes, Inc. dated 7/14/93 and recorded on 8/5/93 in the Monroe County Recorder of Deeds in/at Book 1901, Page 1617.

Tax Parcel Number: 3/9E/1/241

Tax Pin Number: 03635920807395

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JOSEPH MARTINO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12093 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situated in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, being Lot No. 373, Section H, as shown on map of A Pocono Country Place on file in the Recorder's Office at Stroudsburg, Pennsylvania in Plot Book No. 19 at Pages 21,23 and 25.

TOGETHER with all rights and privileges and UNDER and SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. TITLE TO SAID PREMISES VESTED IN Wiselaw Romaniuk, by Deed from Kazimierz Kotlewski and Alicja Kotlewska, h/w, dated 05/26/2006, recorded 06/05/2006 in Book 2269, Page 9360.
TAX CODE: 3/8E/1/256
TAX PIN: 03-6348-12-96-3599

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: WIESLAW ROMANIUK A/K/A W. ROMANIUK

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish

to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12097 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of ground situated in **Pocono Township**, Monroe County, State of Pennsylvania, described as follows to wit:

BEING all of Lot 12, as shown and designated on Planned "Subdivision of Estates at Castle Hill" made by Sincavage Associates, Inc., Civil Engineer and Surveyor dated September 26, 1989 and recorded in Monroe County, Stroudsburg, Pennsylvania on November 21, 1989 in Plot Book Map 61, Page 498. Known as Lot #12.

BEING the same premises which marlene Maula, an individual by her Deed dated July 15, 1997 and recorded July 16, 1997 in the Office of the Recorder of Deeds, in and for Monroe County, Stroudsburg, Pennsylvania in Record Book Volume 2038, Page 0012; granted and conveyed unto Marlene Maula, Grantor hereof, in fee.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

Tax Code No.: 12/87588
Pin No.: 12-6373-02-85-2142

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HENRY D. MCCORMACK AND NANCY MCCORMACK

A/K/A NANCY CAMACHO-MCCORMACK, H/W

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish

to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such

MONROE LEGAL REPORTER

amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAMES V. FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12242 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, Commonwealth of Pennsylvania, being Lot 89, Section A, Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 11, Page 119.

BEING THE SAME PREMISES which Leonard E. Roth, widower, by Deed dated May 24, 2004, and recorded June 1, 2004, in the Office for the Recorder of Deeds in and for the County of Monroe, and Commonwealth of Pennsylvania in Record Book Volume 2191, Page 8378, granted and conveyed unto Luis E. Pabon and Maria E. Pabon, H/W.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

Tax Parcel No.: 3/7A/1/109
PIN NO.: 03-6357-02-75-9610

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LUIS E. PABON AND MARIA E. PABON

A/K/A ELENA PABON, H/W

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin

Sheriff of Monroe County
Pennsylvania
JAMES VINCENT FARERI,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12372 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or tract of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, designated as Lot No. 121 and the Eastern half of Lot No. 122, Block B., on a map of Wigwam Lake Estates and recorded in the Office for the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in Map Book Volume 10, Page 63, bounded and described as follows, to wit: BEGINNING at a point in the Center of a forty foot unnamed road between Block B and Block C, said point being North fifty-four degrees six minutes forty seconds East for one thousand two hundred seventy-six and eighty-two one-hundredths feet from the intersection with the forty foot road along Block H, being also a corner of Lot #120, thence in and along the center of the first mentioned forty foot road, South fifty-four degrees six minutes forty seconds East for one hundred sixty-one and twenty-five one-hundredths feet to a point in the center of Lot #122, thence thru the center of Lot #122, North thirty-five degrees fifty-three minutes twenty seconds West for two hundred and no one-hundredths feet to a point in line of Lot #145, and along Lot #146, North fifty-four degrees six minutes forty seconds East for one hundred sixty-one and twenty-five one hundredths feet to a point, being also a corner of Lot #120, thence along Lot #120 South thirty-five degrees fifty-three minutes twenty seconds East for two hundred and no one-hundredths feet to the point of beginning.

CONTAINING 0.74 acres, more or less.

SUBJECT to a twenty (20) foot road easement along course #1 on the center of the first mentioned road.

TOGETHER with the right for Grantee, his heirs, successors and assigns, to take water necessary to meet his needs from a well located on Lot No. 123, Block B, Wigwam Lake Estates, as recorded in the Office for the Recording of Deeds, &c., in and for the County of Monroe, at Stroudsburg, Pa Plot Book 10, Page 63.

TAX PARCEL NUMBER: 16/17A/1/43
PIN: 17-6381-02-66-8991

IMPROVEMENTS: Residential dwelling
TITLE TO SAID PREMISES IS VESTED IN Glenn A. Beaudry and Anna M. Beaudry, his wife by Deed from Jeffrey J. DeLancy and Beth DeLancy, his wife dated 10/28/1986 and recorded 10/29/1986 in Record Book 1519, Page 951.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ANNA M. BEAUDRY AND GLENN A. BEAUDRY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish

MONROE LEGAL REPORTER

to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JACQUELINE F. MCNALLY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12394 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST, WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THOSE CERTAIN tracts or pieces of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

Tract No. 1 - BEGINNING at a point on the southerly side of the Township Road and being common corner with a proposed 40 foot street; thence, along the easterly edge of the said 40 foot street South twenty-eight degrees thirty-four minutes East one hundred fifty and forty-seven one hundredths feet to a pipe; thence along Lot No. 8, Block II on hereinafter designated plan of lots North sixty-one degrees twenty-six minutes East ninety-five feet to a pipe being common corner of Lots 1, 2, 8 and 7, Block II of said plan; thence along Lot No. 2 of the said lot plan North twenty-eight degrees thirty-four minutes West one hundred fifty-four and eight one hundredths feet to a pipe on the southerly side of the said Township Road; thence along the southerly side of the said Township Road South fifty-nine degrees sixteen minutes West ninety-five and seven one hundredths feet to the place of BEGINNING. BEING LOT NO. 1, Block II on plan of lots of Edward J. Somers, et ux, and James Robertson Marsh, Stroud Township, Monroe County, Pa., Russell K. Feller, C.E. revised September 23, 1964.

Tract No. 2 BEGINNING at a point on the easterly side of a proposed 40-foot road and being common corner with Lot No. 1 in hereinafter designated plan of lots; thence along the easterly side of the said 40-foot road South twenty-eight degrees thirty-four minutes West one hundred forty-nine and sixty one hundredths feet to a pipe at the intersection of another 40-foot road; thence along the northerly side of a second 40-foot road North sixty-one degrees twenty-six

minutes East ninety-five feet to a pipe being common corner of Lot No. 7, Block II of said lot plan; thence along, Lot No. 7, Block II North twenty-eight degrees thirty-four minutes West one hundred forty-nine and sixty one hundredths feet to a pipe being common corner with Lots No. 1, 2, 7 and 8, Block II of said lot plans; thence along Lot No. 1 of said lot plan South sixty-one degrees twenty-six minutes West ninety-five feet to the place of BEGINNING. BEING Lot No. 8, Block II on plan of lots of Edward J. Somers, et ux, and James Robertson Marsh, Stroud Township, Monroe County, Pa., Russell K. Feller, C.E. revised September 23, 1964.

Tract No. 3 BEGINNING at a point on the southerly side of a Township Road and being common corner with Lot No. 1, Block II, on hereinafter designated plan of lots; thence along Lot No. 1, Block II aforesaid, South twenty-eight degrees thirty-four minutes East one hundred fifty-four and eight one hundredths feet to a pipe being common corner with Lots No. 1, 2, 7 and 8, Block II of said lot plan; thence along Lot No. 7, Block II, North sixty-one degrees twenty-six minutes East one hundred fifteen feet to a pipe being common with Lot No. 3, Block II of said lot plan; thence along Lot 3, Block II, North twenty-eight degrees thirty-four minutes, West one hundred sixty-four and eighty-seven one hundredths feet to a pipe on the southerly side of said Township Road; thence along the southerly side of the said Township Road South fifty-five degrees fifty-six minutes West one hundred ten and seventy-six one hundredths feet to a pipe; thence along the same South fifty-nine degrees sixteen minutes West four and seventy-five one hundredths feet to the place of BEGINNING. BEING Lot No. 2, Block II on plan of lots of Edward J. Somers, et ux., and James Robertson Marsh, Stroud Township, Monroe County, Pa., Russell K. Feller, C.E., revised September 23, 1964.

Tract No. 4 BEGINNING at a point on the northerly side of a proposed 40-foot road and being common corner with Lot No. 8, Block II on hereinafter designated plan of lots; thence along the northerly side of said 40-foot road North sixty-one degrees twenty six minutes East one hundred fifteen feet to a pipe being common corner with Lot No. 6, Block II of said lot plan; thence along Lot No. 6, Block II, North twenty-eight degrees thirty-four minutes West one hundred forty-nine and sixty one hundredths feet to a pipe being common corner with Lots No. 2, 3 6 and 7, Block II of said lot plan; thence along Lot No. 2, Block II of said lot plan South sixty-one degrees twenty-six minutes West one hundred fifteen feet to a pipe being common corner of Lots No. 1, 2 7 and 8, Block II of said lot plan; thence along Lot No. 8, Block II, South twenty-eight degrees thirty-four minutes East one hundred forty-nine and sixty one hundredths feet to the place of BEGINNING. BEING Lot No. 7, Block II on plan of lots of Edward J. Somers, et ux, and James Robertson Marsh, Stroud Township, Monroe County, Pa., Russell K. Feller, C.E., revised September 23, 1964.

The above lots are conveyed under and subject to the following condition which is to run with the land, to wit: Any overflow surface water from the springs located on any of the aforementioned tracts of land shall be gathered by ditch and discharged upon adjoining lots at the corners of said adjoining lots into the roadways at the corner of adjoining lots.

UNDER AND SUBJECT to the restrictions and covenants as are more fully set forth in Deed Book Vol. 324, page 946.

These restrictions and conditions are considered to apply to each lot above described separately as though they were a separate set of restrictions on each lot.

EXCEPTING AND RESERVING from the above described premises all that certain right-of-way which Edward J. Somers, et al, by their deed dated November 30, 1964 and recorded in the Office for the Recording of Deeds, etc., for Monroe County in Deed

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Book Vol. 323, page 44, granted and conveyed unto Metropolitan Edison Company.

BEING the same premises which Gerald Gay and Louise C. Gay, H/W, by their deed dated November 10, 1999 and recorded November 12, 1999, in the Office of the Recorder of Deeds, in and for Monroe County, Pennsylvania, in Record Book Vol. 2071, Page 6596, granted and conveyed unto Gerald B. Gay, grantor hereof, in fee.

BEING the same premises which Gerald B. Gay by his deed dated July 1, 2004 and recorded on August 3, 2004 in the Office of the Recorder of Deeds in and for Monroe County, Pennsylvania in Deed Book 2198 page 686, granted and conveyed unto Gerald Gay.

PIN: 17-6390-03-21-6333

Tax Code: 17/11/5/2-3

The Real Property or its address is commonly known as RD 5, Box 5138 A, Stroudsburg, PA 18360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GERALD GAY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
KIMBERLY MARTIN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 12691 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 7048 Section D2, according to Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 19, Page 115, bounded and described as follows, to wit: IN Plot Book Volume and Page Number according to the aforementioned Plan on record.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more

particularly set forth in the above recited Deed and as in the chain of title.

OIL AND GAS EXCEPTION: Oil and gas and mineral and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 7048 LONG POND ROAD LONG POND, PA 18334

BEING THE SAME PREMISES WHICH Cynthia Sachs, by Deed dated 6/25/07 and recorded 7/10/07 in Monroe County Deed Book 2310, Page 3082, granted and conveyed unto Jennifer R. Chappell.

TO BE SOLD AS THE PROPERTY OF JENNIFER R. CHAPPELL ON JUDGMENT NO. No. 12691-CV-10 TAX CODE #20/1C/1/191

PIN 20-6333-02-79-7069

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JENNIFER R. CHAPPELL

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LEON P. HALLER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1439 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot being No. Twenty (20), Unit 1 on Map of Section Four, Lake Naomi, Pocono Pines, **Tobyhanna Township**, Monroe County, Pennsylvania and recorded in Plot Book #10, Page 39, in the Monroe County Recorder's Office.

PARCEL NO. 19/5D/1/49-5

PIN NO. 19633503348392

TITLE TO SAID PREMISES IS VESTED IN Givi Lauren and Irma Lauren by deed from FLORENCE S. WESNER dated March 6, 2000 and recorded March 13, 2000 in Deed Book 2076, Page 1913.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GIVI LAUREN

MONROE LEGAL REPORTER

IRMA LAUREN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
EDWARD D. CONWAY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1568 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situated in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 5582, Section S, Pocono Farms, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe in Plot Book Volume/Page 14/115.

TITLE TO SAID PREMISES vested in Star A. Ciruolo by Deed from Eugene Ciruolo dated 11/27/02 and recorded on 12/12/02 in the Monroe County Recorder of Deeds in Book 2139, Page 2636.

Tax Parcel Number: 3/71/2/13
Tax Pin Number: 03-6357-04-82-2161

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STAR ANGELA CIRAULO A/K/A STAR A. CIRAULO

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance there-

with will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1604 CIVIL 2008, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situated in the **Township of Paradise**, County of Monroe, Commonwealth of Pennsylvania, being Lot No. 26, Section 2, Wyndham Hills, as shown on a plan of lots recorded in the office of the Recorder of Deeds, in and for the County of Monroe, in Plat Book Volume/Page 58/63.

BEING known and numbered as 37 Wyndham Drive, Cresco, PA, 18326.

BEING the same premises which Stephen g. Argen and Kerri A. Argen, husband and wife, by deed dated September 26, 2005 and recorded March 6, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2259, Page 8574, granted and conveyed unto Stephen G. Argen.

TAX CODE: 11/5B/2/77
PIN NO: 11637604704807

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: STEPHEN G. ARGEN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ASHLEIGH L. LEVY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE

MONROE LEGAL REPORTER

OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1712 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Condominium Unit situate, lying and being in the **Borough of Stroudsburg**, County of Monroe and State of Pennsylvania including the improvements and appurtenances thereto belonging subject to the provisions of the Pennsylvania Condominium Act (68 PA C.S. Section 3101 et seq.) the amendments and supplements thereto, and to the provisions of that certain Declaration of this Condominium, dated January 25, 1991 and recorded January 25, 1991 in Deed Book 1766, Page 376 in County of Monroe, more particularly described as Meadows Unit Number 1310, in said Declaration aforesaid and which unit includes the fee in an undivided 038945 percent interest in the Common Elements of this Condominium.

TITLE TO SAID PREMISES VESTED IN Barry E. Oliver by Deed from Barry E. Oliver and Arthur Oliver dated 8/17/05 and recorded on 8/25/05 in the Monroe County Recorder of Deeds in/at Book 2237, Page 5387.

Being known as 1310 Village Drive, Stroudsburg, PA 18360

Tax Parcel Number: 18/111329/1310A

Tax Pin Number 18730010255430A

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BARRY OLIVER A/K/A BARRY E. OLIVER

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2160 CIVIL 2009, I, Todd A. Martin,

Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Poik**, County of Monroe and Commonwealth of Pennsylvania, being Lot 15, on a Plan of Western Acres, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 13, Page 43.

BEING THE SAME PREMISES which Linda Mae Muffley a/k/a Linda M. DeStefano, by deed dated 11/3/97 and recorded 11/5/97 in Book 2041 Page 7661 conveyed to Linda M. Destefano.

Pin #: 13623800517874

Tax Code #: 13/2/1/25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LINDA M. DESTEFANO

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LISA LEE,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2177 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2552, Section J, as shown on "Plotting of POCONO FARMS, INC., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante &

MONROE LEGAL REPORTER

Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 13, page 87.
TITLE TO SAID PREMISES VESTED IN Josue Lopez and Jesaira Perdomo Lopez by Deed from Meadow Creek, Inc. a PA Corporation dated 1/26/04 and recorded on 2/3/04 in the Monroe County Recorder of Deeds in/at Book 2180, Page 9427.
Tax Parcel Number 3/7H/1/76
Tax Pin Number: 03-6357-03-21-2379

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JESAIRA LOPEZ A/K/A JESAIRA PERDOMO LOPEZ JOSUE LOPEZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
PATRICK J. WESNER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2349 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN piece or parcel of land situate in the **Smithfield Township**, Monroe County and Commonwealth of Pennsylvania, known as Interval No. 48 of Unit No. FV-4E, of Fairway Village, described in a certain "Declaration of Plan-Phase 1 of Stage 1", of Fairway House Planned Residential Area, as duly filed in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania in and for the County of Monroe on September 4, 1974, at Plot Book Volume 23, Page 99.

BEING THE SAME premises which Security Bank and Trust Company, by deed dated October 18, 1977, and recorded on August 8, 1983 in the Office of the Recorder of Deeds for Monroe County, Pennsylvania in Deed Book Volume 1281, at page 326, granted and conveyed unto John A. Paszkiewicz and Regina M. Paszkiewicz.

Tax code #: 16/4/1/48-4E
PIN #: 16732102879732B4E

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF: JOHN A. PASZKIEWICZ AND REGINA M. PASZKIEWICZ

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEFFREY A. DURNEY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3064 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract, piece or parcel or lot of land situated in the **Township of Chestnut Hill**, County of Monroe and State of Pennsylvania, being Lot No. 29 as shown on a map entitled Final Plan Astolat Estates, recorded in Plot Book Volume 67, Page 83, bounded and described as follows, to wit: BEGINNING at an iron in the easterly side of Reo Drive, being a corner of Lot No. 28, Astolat Estates, thence along Lot No. 28, South 83 degrees 43 minutes 00 seconds East (Magnetic Meridian) for 285.40 feet to an iron in line of Lot No.22, Astolat Estates, thence along Lots No. 21 and 22, South 01 degrees 16 minutes 47 seconds East for 167.82 feet to an iron, a corner of Lots No. 21, 30 and 31, Astolat Estates, thence along Lot No. 30, South 87 degrees 00 minutes 00 seconds West for 294.26 feet to an iron in the easterly side of Reo Drive, thence along the easterly side of Reo Drive the following three courses and distances: (1) North 03 degrees 00 minutes 00 seconds West for 79.25 feet to an iron; (2) on a curve to the right having a radius of 325.00 feet and an arc length of 52.66 feet to an iron; (3) North 06 degrees 17 minutes 00 seconds East for 82.92 feet to the place of BEGINNING.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Darrin J. Munford and Zamora Munford by Fee Simple Deed from P&K Developers, Inc., a Pennsylvania corporation, dated 05/07/1999 and recorded 05/13/1999 in Book 2063 at page 6757.

MONROE LEGAL REPORTER

TAX CODE: 02/89639
TAX PIN: 02623900304645

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DARRIN J. MUNFORD ZAMORA MUNFORD

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3113 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH
TRACT NO. 1

ALL THAT CERTAIN tract or piece of land situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stone corner on the easterly right of way line of a 40 feet wide private road shown on a map of 'Twin Lake Estates' recorded in Plot Book Volume 9, on Page 205, said point being on line of lands now or formerly of Nancy V. Stoll as shown on a plan entitled 'Minor Subdivision Jeffery N. Lyons & Linda B. Lyons; Smithfield Township, Monroe County, PA' prepared by Lawrence R. Bailey, Inc., Registered Surveyor, Stroudsburg, PA and being recorded in Monroe County Plot Book Volume 55, on page 111 on August 29, 1984; thence along the easterly right of way line of said private road the following 6 courses and distances:

- 1) North 27 37 minutes 00 second West 188.64 feet to a point of curvature; thence
- 2) In a northerly direction on a curve to the right, having a radius of 200.00 feet an arc distance of 89.32 feet (chord bearing and distance North 17 40 minutes 59 seconds West 69.00 feet) to a point of tangency; thence
- 3) North 07 45 minutes 00 second West 176.58 feet to a point of curvature thence
- 4) In a northerly direction on a curve to the right, hav-

ing a radius of 200.00' an arc distance of 89.32 feet (chord bearing and distance North 05 02 minutes 39 seconds East 88.58) to a point of tangency; thence

5) North 17 50 minutes 20 seconds East 102.78 feet to a point; thence

6) North 13 04 minutes 20 seconds East 142.63 feet to a pipe; thence

7) Leaving said private road and along lands now or formerly of Henry G. Schandel et ux. South 76 55 minutes 40 seconds East 225.00 feet to an iron pipe; thence

8) Along the same North 13 04 minutes 20 East 368.43 feet to an iron pipe on line of Lot 1; thence

9) Along Lot 1 North 83 48 minutes 20 seconds East 438.64 feet to an iron pipe on line of lands now or formerly of Richard J. Miller, etux.; thence

10) Along said lands now or formerly of Richard J. Miller, etux. South 52 23.8 minutes 38 seconds East 609.52 feet to a stone corner; thence

11) Along the same South 75 29 minutes 11 seconds West 423.84 feet to a stone corner; thence

12) Along the aforementioned lands now or formerly of Nancy V. Stoll South 50 53 minutes 36 seconds West (incorrectly shown on the above mentioned Lyons map as South 50 53 minutes 36 seconds East) 967.11 feet to the point of beginning.

CONTAINING 14.9011 acres, more or less.

BEING Lot 2 on the above captioned map recorded in Plot Book Volume 55, on page 111.

Subject to the notes and restrictions shown on the above captioned map recorded in Plot Book Volume 55 on Page 111.

TRACT NO. 2

ALL THAT CERTAIN tract or piece of land situate in the Township of Smithfield, County of Monroe, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a found large stone corner, the most northerly corner of the herein described tract also, the common corner of lands of Ben O'Mar and Leslie Arrington, and the common corner of Richard and July Miller; thence along lands of said Richard and Judy Miller South 39 degrees 50 minutes 10 seconds East 437.53 feet to a found large stone corner, a common corner of Franklin Hill Estates; thence by said Franklin Hill Estates the northwesterly rear lot line thereof Lot No.'s 55 through 51 South 67 degrees 40 minutes 56 seconds West 596.82 feet to a steel pin the most northwesterly corner of said Lot No. 51; thence through lands of the Grantors herein, Better Homes and Properties, Inc., of which this was a part, North 39 degrees one minute 39 seconds West 265.97 feet to a point in line of other lands of the Grantees herein, Ben O'Mar and Leslie Arrington; thence along said lands of Ben O'Mar and Leslie Arrington, North 50 degrees 58 minutes 21 seconds East 565.46 feet to the place of BEGINNING.

CONTAINING 4.585 acres and being all of Lot No. 2 depicted upon a map dated May 21, 2001 having a scale of 1 inch = 50 feet by Karl A Hennings, Professional Land Surveyor. Said map being recorded on October 9, 2001, in the Office for the Recording of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, in Plot Book Volume 73, Page 167.

The above-described Lot No. 2 shall be joined to and become an inseparable part of the above-mentioned other lands of the Grantees, Ben O'Mar Arrington and Leslie Arrington, and shall not be subdivided, conveyed separately or apart therefrom without prior Township approval.

TITLE TO SAID PREMISES IS VESTED IN Bennie Arrington, Jr., a single man, by Deed from Leslie Arrington and Ben O'Mar Arrington, h/w, dated 06/14/2006, recorded 06/26/2006 in Book 2272, Page 1759.

TAX CODE: 16/71/45

TAX PIN: 16-7312-00-64-8186

**SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: BENNIE ARRINGTON, JR.**

MONROE LEGAL REPORTER

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ALLISON F. WELLS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3332 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the Township of Middle Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 12 on a plan titled 'Final Plan, Turkey Ridge Farm' dated September 14, 1987, (last revised March 17, 1988) as prepared by Frank J. Smith Jr., Inc., Registered Surveyors of Marshalls Creek, Pa., and recorded in Monroe County Plot Book 60, Page 114, bounded and described as follows, to wit:

BEGINNING at a pin on the southerly side of a cul de sac at the end of Stony Ledge Drive, said pin being a corner common to Lot 11 and Lot 12, as shown on the above mentioned map;

Thence 1) along the northerly side of said cul de sac, on a curve to the left having a radius of 60.00 feet, an arc length of 90.51 (62.19 feet shown on recorded plan is a transcription error) feet (chord bearing and distance of, North 58 degrees 22 minutes 14 seconds West 82.17 feet) to a pin at a corner of Lot 13;

Thence 2) along Lot 13, North 11 degrees 35 minutes 14 seconds West 442.19 feet to a pin in line of lands of Vincent Griffin (Deed Book Vol. 351, Page 777);

Thence 3) by said lands of Vincent Griffin, North 77 degrees 14 minutes 06 seconds East 275.00 feet to a 2 inch concrete filled pipe;

Thence 4) by the same, South 12 degrees 18 minutes 49 seconds East 490.36 feet to a 2 inch concrete filled pipe;

Thence 5) by Lot 11, South 74 degrees 50 minutes 46 seconds West 221.70 feet to the place of BEGINNING.

CONTAINING 3.106 acres, more or less.

UNDER AND SUBJECT to all easements and restric-

tive covenants as set forth on the above mentioned plan.

Together with a right of way over Stony Ledge Drive in favor of the grantee, his heirs and assigns, for purposes of ingress, egress and regress from Turkey Ridge road to the above described premises, as set forth in the above referenced plot plan.

UNDER AND SUBJECT to existing right of way in favor of Metropolitan Edison Company and Bell Telephone Company.

UNDER AND SUBJECT to the Declaration of Covenants and Restrictions pertaining to the subdivision known as Turkey Ridge Farm.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

TITLE TO SAID PREMISES IS VESTED IN Mark Peterson, married man, by Deed from Harmon Homes, Inc., a corporation existing under the laws of the State of Pennsylvania, dated 09/06/2005, recorded 09/07/2005 in Book 2239, Page 589.

TAX CODE: 09/86725

TAX PIN: 09-7334-00-74-8039

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: MARK PETERSON

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME MCGUINNESS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3464 CIVIL 2007, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the Township of Stroud, Monroe County, Pennsylvania, being Lot or Lots No. 244, Section E, as is more particularly set forth on the Plot Map of Cranberry Hill Corporation, Penn Estates, as is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County,

MONROE LEGAL REPORTER

Pennsylvania in Plot Book Vol. 32, Page(s) 129.
UNDER AND SUBJECT to the conditions, exceptions, covenants, reservations and restrictions as of record.

BEING THE SAME PREMISES which Ward Scheindlinger, by deed dated 08/02/2002 and recorded 08/08/2002 in Book 2128 Page 5739 conveyed to James C. Hudnell.

Pin #: 17-6382-02-96-8582

Tax Code #: 17/15E/1/244

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES C. HUDNELL MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3543 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Lot piece, or parcel of land situate in the **Township of Hamilton**, County of Monroe and Commonwealth of Pennsylvania known as Lot No. 7 on a certain map entitled 'Subdivision of Lands of Elmer Possinger,' dated May 8, 1986, prepared by Achterman Associates, C.E., and recorded in the office for the Recording of Deeds in and for the Monroe County, Stroudsburg, Pennsylvania, in Plot Book Volume 58 page 155.

UNDER AND SUBJECT to the covenants, conditions and restrictions.

1. Minimum enclosed dwelling area shall be not less than 1100 square feet, exclusive of garage, porches, terraces, decks, or similar additions to the enclosed dwelling area.
2. No fences shall be erected on said premises, provided, however, that rail fences with no more than three rails shall be permitted if the fence does not visually screen the property from adjacent properties.
3. No unlicensed vehicles shall be kept on the

premises at any time.

4. This property shall be used for single-family dwelling units only.

5. No excavation shall be made on the premises hereby conveyed except for the purposes of building thereon and then only at the time when building operations are to commence. No earth or sand shall be removed from the premises except as part of such excavation without the written consent of Grantor.

6. No lot or parcel of land shall be cleared of brush, trees, or anything else of an inflammable nature except after having first obtained the approval of Grantor, in writing, such approval to specify the time and manner in which such clearing shall be made.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot or parcel of land at any time as residence, either temporarily or permanently.

8. No signs of any type of excess of 9"x12", including "for sale" signs, shall be erected or maintained on the premises.

9. No noxious or offensive trade or entertainment, including the keeping of animals, other than commonly accepted domestic pets, shall be carried on upon any lot or parcel of land, nor shall any nuisance be maintained thereon. Any domestic animals shall at all times be physically restrained and kept, through noise or otherwise, from disturbing the adjoining property owners.

PROPERTY BEING: 11 Fern Path, Stroudsburg, PA 18360-8987

TITLE TO SAID PREMISES VESTED IN: James M. McGarry and Lisa K. McGarry, his wife, by Deed from Elmer F. Possinger, administrator, Elmer f. Possinger Sons, Inc., Pension Plan, dated 03/14/1988, recorded 03/16/1988 in Book 1607, Page 1338.

TAX CODE: 777/1/47-7

TAX PIN: 07-6380-02-58-4298

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LISA K. MCGARRY A/K/A LISA MCGARRY

JAMES M. MCGARRY

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3897 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real

MONROE LEGAL REPORTER

estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Stroud**, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the westerly right-of-way line of King Street, said iron pipe being the southeasterly corner of lands of John S. McKinney et ux; thence along the westerly right-of-way line of King Street, S 8 degrees 30 minutes E (passing an iron pipe at 100 feet) 140.78 feet to an iron pipe, a point of curvature on an easement arc; thence along said easement are in a southerly direction on a curve to the right having a radius of 41.88 feet an arc length of 52.07 feet to an iron pipe, a point of tangency on the northerly right-of-way line of Chestnut Street; thence along the northerly right-of-way line of Chestnut Street, S 62 degrees 44 minutes W 128.42 feet to an iron pipe, the southeasterly corner of lands of Joseph V. Burke et ux; thence partly along said lands of Joseph V. Burke et ux, partly along other lands of Fifth St. Corp., and partly along lands of Gary J. Rydell et ux, N 8 degrees 30 minutes W (passing an iron pipe at 69.00 feet, at 102.00 feet and at 180.00) 202.00 feet to an iron pipe, the southwesterly corner of said lands of John S. McKinney et ux; thence along said lands of John S. McKinney et ux, N 74 degrees E 151.29 feet to the place of BEGINNING. CONTAINING 0.69 Acre, more or less.

UNDER AND SUBJECT to the following conditions and restrictions viz:

BEFORE any building or structure is erected upon the herein conveyed premises, the approval of Fifth St. Corp. of the plans and specifications for such building or structure and location upon the lot shall first be secured; and no trailer, mobile home, tent, shack or any structure of a temporary character shall be placed, erected or used on this lot at any time nor shall any unlicensed automobile be allowed to remain upon the premises at any time.

ALSO UNDER AND SUBJECT to the restriction that the hereinabove described lot shall not be subdivided.

TITLE TO SAID PREMISES VESTED IN Raffaele Galluzzo, by Deed from Alan L. Milliken and Elizabeth V. Milliken, dated 08/27/2004, recorded 09/10/2004 in Book 2201, Page 7066.

TAX CODE: 17/5/5/2-154

TAX PIN: 17-7301-18-42-8056

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: RAFFAELE GALLUZZO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania

DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 4983 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land situate in the **Township of Ross**, County of Monroe and State of Pennsylvania and being Lot No. 23, page 93, being further bounded and described as follows, to wit:

BEGINNING at an iron on the easterly side of Maple Terrace, thence along the easterly side of Maple Terrace N 23°10'02"E for 126.00 feet to an iron, thence along lot No. 24, Plotting IV, Hickory Hills Farms (West) S 66°49'58"E for 406.66 feet to an iron, thence along lands of Sheldon Pollock S 23°58'17"W for 126.01 feet to an iron, thence along lot No. 22, plotting IV, Hickory Hills Farms (West) N 66°49'58"W for 404.89 feet to the place of BEGINNING.

CONTAINING 1.174 acres more or less.

UNDER AND SUBJECT to the restrictions and conditions of Hickory Hills Farms-West Plotting IV as described in Book 892, page 222.

BEING the same property which Donna Lee Philip by Deed dated April 30, 2003, and recorded with the Monroe County Recorder of Deeds Office on May 12, 2003, in Book 2152, page 9928, granted and conveyed unto Dale A. Philip.

Parcel ID Number: 15/8B/3/14

Pin Number: 15625703347287

Commonly known as: RR3 Box 3257, Saylorsburg, PA 18353, aka 3257 RR Road, RR3 Box 3257, Saylorsburg, PA 18353.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DALE A. PHILIP

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LAUREN BERSCHLER KARL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.

MONROE LEGAL REPORTER

Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 5100 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 49, Section J, A Pocono Country Place, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, in Plot Book Volume 22, Page 11.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Carmen Malgieri and Egildo Malgieri, by deed from Wells Fargo Bank, National Association, as Trustee for HSBC Bank USA, N.A. 2005-HEI by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. as their attorney-in-fact (power of attorney being recorded simultaneously, dated 01/15/2008, recorded 02/19/2008 in Book 2327, Page 4494.

TAX CODE: 03/9B/1/59

TAX PIN: 03-6359-18-41-6082

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EGILDO MALGIERI

CARMEN MALGIERI

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MICHELE M. BRADFORD,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of

Pennsylvania to 5181 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

THURSDAY, JANUARY 31, 2013

AT 10:00 A.M.

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

TRACT NO. 1

ALL THAT CERTAIN parcel or tract of land situate in the **Township of Eldred**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in line of Tract No. 5 of Smith Gap Woodlands, Section 2, being the north-easterly most corner of tract herein, described; thence by said Tract No. 5 and by Tract No. 4 and by Tract No. 3 South 19 degrees 36 minutes 06 seconds East 717.78 feet to a pin and stones; thence by Tract No. 1 of said "Smith Gap Woodlands" Section 2 and by Tract No. 6 of "Smith Gap Woodlands" Section 1 South 81 degrees 54 minutes 36 seconds West 505.43 feet to an iron pin; thence by Lot no. 4 of "Buckhorn Acres" as shown on a plan titled "Buckhorn Acres", dated September 10, 1986 and recorded in Map Book Volume 58, Page 274 at Stroudsburg, Pa., North 12 degrees 01 minute 47 seconds West 572.38 feet to an iron pin on the South side of Antler Lane; thence along said Antler Lane on a curve to the left having a radius of 50.00 feet for an arc length of 85.14 feet to an iron pin; thence leaving said sideline of Antler lane by Lot no. 2 of "Buckhorn Acres" North 70 degrees 24 minutes 15 seconds East 263.25 feet to the place of BEGINNING.

BEING Lot No. 3 as shown on the above-mentioned plan.

TRACT NO.2

ALL THAT CERTAIN undivided one-quarter interest in the strip of land located in the **Township of Eldred**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Township Road No. 358, also known as Pt. Phillips Road; thence leaving said centerline of Pt. Phillips Road by lands now or formerly Donald E. Haldaman North 83 degrees 57 minutes 36 seconds East (passing an iron pin at 25.00 feet) 226.43 feet to an iron pin in stones; thence by Lot No. 1 and Lot No. 2 as shown on a plan titled "Buckhorn Acres" plan dated September 10, 1986, and recorded at Stroudsburg, Pa., in Map Book Volume 58, page 274 North 83 degrees 57 minutes 36 seconds East (passing an iron pin at 386.54 feet) 548.96 feet to a point of curvature; thence by said Lot No. 2 on a curve to the left having a radius of 30.00 feet for an arc length of 24.38 feet to a point on reverse curvature; thence by the same and by Lot No. 3 and Lot No. 4 on a curve to the right with a radius of 50.00 feet for an arc length of 238.35 feet to a point of reverse curvature; thence by said Lot No. 4 on a curve to the left having a radius of 30.00 feet for an arc length of 24.38 feet to a point of tangency; thence by the same and by Tract 4 of "Smith Gap Woodlands" subdivision South 83 degrees 57 minutes 36 seconds West (passing iron pipes at 381.90 feet and 757.81 feet respectively) 782.81 feet to a point in the aforementioned centerline of Pt. Phillips Road; thence in and along said centerline of Pt. Phillips Road on a curve to the right having a radius of 125.00 feet for an arc length of 50.90 feet to the place of BEGINNING.

BEING Antler Lane as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Tina M. Parnes, by deed dated 08/26/2004 and recorded 08/30/2004 in Book 2200 Page 6095 conveyed to

MONROE LEGAL REPORTER

James B. Daly.
Pin #: 06624500207815
Tax Code #: 6/2/1/10-3

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES B. DALY

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6075 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land located in **Smithfield Township**, Monroe County, Pennsylvania, and known as LOT 307, TWIN LAKE ESTATES as shown on the plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, in Plot Book Volume 9 at Page 205.

Together With and Under and Subject to:

1. Utility, sight, slope and drainage easements of record or visible and appearing on the ground.
2. The provisions of the Declaration of Restrictions and covenants recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania in Deed Book Volume 490, Page 239 as the same may be modified by the Twin Lake Estates Property Owners Association.
3. The By-Laws and Rules and Regulations of the Twin Lake Estates Property Owners Association of which the Grantee, by virtue of acceptance and recording of this deed, shall be a member.
4. Any and all other reservations, restrictions, conditions, covenants, etc. of record in the chain of title.

TITLE TO SAID PREMISES IS VESTED IN Jasper C. Reed, Sr. and Susan Reed, h/w, by Deed from Monroe-Pike Land, LLC., a Pennsylvania limited liability company, dated 09/30/2005, recorded 10/06/2005 in Book 2242, Page 8117.

TAX CODE: 16/7A/1/125
TAX PIN: 16-7312-04-53-7881

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JASPER C. REED, SR. SUSAN REED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ANDREW C. BRAMBLETT,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6102 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Middle Smithfield**, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 119, as shown on 'Plotting of Wilderness Acres,' Middle Smithfield Township, Monroe County, Pennsylvania, made by Guyton Kempter and Associates, Inc., and recorded in Monroe County, Pennsylvania, in Plot Book No. 20 page 17.

UNDER AND SUBJECT to covenants, conditions and restrictions as set forth in the chain of title.

TITLE TO SAID PREMISES VESTED IN Richard A. Man and Kara L. Herbert, by Deed from Charles T. Hufford and Leverna J. Hufford, h/w, dated 04/17/2008, recorded 04/30/2008 in Book 2332, Page 3853.

TAX CODE: 09/14E/1/121
TAX PIN: 09-7315-04-73-0360

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KARA L. HERBERT RICHARD A. MANN

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such

MONROE LEGAL REPORTER

amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6361 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Coolbaugh**, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2405, Section B, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania made by Leo A. Achterman, Jr.," and recorded in Monroe County, Pennsylvania, in Plot Book No. 10, page 13. BEING THE SAME PREMISES which ALAN P. BAKER, by deed dated 4/29/2004 and recorded 5/04/2004 in Book 2189 Page 672 conveyed to Donna L. Christener & Edwin F. Christener.
Pin #: 03-6357-04-62-5908
Tax Code #: 3/7B/1/32

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDWIN F. CHRISTENER
DONNA L. CHRISTENER
MORTGAGOR(S) AND RECORD OWNER(S)**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6404 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot situate in the **Township of Tunkhannock**, County of Monroe and Commonwealth of Pennsylvania, being designated as Lot No. 128, Section 9, Sierra View, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plot Book Volume 34, Page 13.

UNDER AND SUBJECT to any and all reservations, restrictions, and conditions, covenants, etc. that are contained in the chain of title.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND also all the estate, right, title interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of in, to or out of the said premises, and every part and parcel thereof.

PROPERTY ADDRESS: 128/9 GLACIER DRIVE
AKA 128 GLACIER DRIVE

TITLE TO SAID PREMISES VESTED IN Sandra v. Lipari, by Deed from Kal-Tac, Inc., a Pennsylvania Corporation, dated 10/01/2003, recorded 10/02/2003 in Book 2169, Page 4569.

TAX CODE: 20/3C/1/13

TAX PIN: 20-6331-01-09-1439

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SANDRA V. LIPARI

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
"All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor

MONROE LEGAL REPORTER

PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 662 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 5597, Section 5, as shown on "Plotting of Pocono Farms, Inc., Coolbaugh Township, Monroe County, Pennsylvania, made by Bellante & Clauss" and recorded in Monroe County, Pennsylvania, in Plot Book No. 14, Page 115.

SUBJECT to coal, and mineral rights previously conveyed or reserved and to rights of way, exceptions, reservations, conditions and restrictions as set forth in prior instrument of record, but are not re-imposed hereby.

BEING KNOWN and numbered as 5597 South Minisink Avenue, Tobyhanna, PA 18466.

BEING THE SAME PREMISES WHICH Raymond Klein and Lisa Klein, formerly known as Lisa Bowers, a now married couple, by Deed dated January 20, 2010 in and for Monroe County, Pennsylvania, in Deed Book Volume 2366, Page 1507, granted and conveyed unto Raymond Klein and Lisa Klein, a married couple.

TAX CODE: 03/7/2/35

PIN NO: 03635704728296

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LISA KLEIN RAYMOND KLEIN

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ASHLEIGH L. LEVY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 668 CIVIL 2011, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN parcel or piece of ground situated in the Township of Polk, County of Monroe, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 914, Section IV, Tax Code 13/8C/2/54, as shown on plan of lots entitled, "Pleasant Valley Estates" and recorded on file in the Office of the Recorder of Deeds in and for the County of Monroe at Stroudsburg, PA, in Plot Book Volume 13, at page(s) 71.

BEING known and numbered as 914 Dotters Corner Road, Kunkletown, PA 18058.

BEING the same premises which Falcon Crest Homes, Inc., a corporation, by deed dated April 28, 2006 and recorded May 3, 2006 in and for Monroe County, Pennsylvania, in Deed Book Volume 2266, Page 3130, granted and conveyed unto Michael Izzo and Carissa Izzo, as joint tenants with right of survivorship and not as tenants in common.

TAX CODE: 13/8C/2/54

PIN NO: 13621902780141

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARISSA IZZO MICHAEL IZZO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JOEL A. ACKERMAN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7123 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

MONROE LEGAL REPORTER

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Tobyhanna**, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 4429, Section C11A, according to a Plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe at Stroudsburg, PA in Plot Book 16, Page 91. UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

TITLE TO SAID PREMISES VESTED IN Israel Soto and Maria Menjivar, by Deed from David S. Wengerd, dated 06/11/2007, recorded 09/13/2007 in Book 2316, Page 758.

TAX CODE: 19/3G/1/51

TAX PIN: 19-6344-04-63-7620

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ISRAEL SOTO MARIA MENJIVAR

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7303 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

PARCEL 1: ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania being Lot No. 63, Section 3, Lake of the Pines as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume/Page 18/19.

PARCEL NO. 09/4C/3/107

PIN NO. 09734403339283

PARCEL 2: ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe and Commonwealth of Pennsylvania being Lot No. 62, Section 3, Lake of the Pines as shown on a plan of lots recorded in the office of the Recorder of Deeds in and for the County of Monroe in Plot Book Volume/Page 18/19.

PARCEL NO. 09/4C/3/106

PIN NO. 09734403339165

TITLE TO SAID PREMISES IS VESTED IN Scott Prue and Colleen Prue by deed from Scott Prue and Colleen Prue, husband and wife dated November 30, 2005 and recorded December 1, 2005 in Deed Book 2250, Page 999.

Being Known As: 63 Woodcrest Drive, East Stroudsburg, Township of Middle Smithfield, Monroe County, PA 18301

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: SCOTT PRUE COLLEEN PRUE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
EDWARD D. CONWAY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7370 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN tract or parcel of land situate in the **Township of Eldred**, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in line of lands now or late of Raymond Hawk, being the southeasterly corner of the tract herein described; thence by said lands of Raymond hawk South 82 degrees, 59 minutes, 52 seconds, West (passing an iron pin at 299.01 feet) 316.56 feet to a railroad spike in the centerline of Township Road No. 368; thence in and along said centerline of Township Road No. 368 by lands now or late of James Frey the following two (2) courses and

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distances being namely; 1) North 25 degrees, 57 minutes, 15 seconds, West 158.26 feet, 2) a curve to the right having a radius of 300.00 feet for an arc distance of 54.74 feet (chord bearing and distance being North 21 degrees, 43 minutes, 38 seconds, West 54.66 feet) to a railroad spike; thence leaving said centerline of Township Road No. 368 by Lot No. 2 as shown on a plan titled "Subdivision of lands of Maurice Dotter" plan dated April 29, 1986, and recorded at the Monroe County Recorder of Deeds Office at Stroudsburg, PA., in Map Book Volume 58, Page 99, North 73 degrees, 30 minutes, 00 seconds, East (passing an iron pin at 24.44 feet) 150.00 feet to an iron pin; thence by the same North 76 degrees, 48 minutes, 04 seconds, East to an iron pin on a culdesac; thence along said culdesac on a curve to the left having a radius of 50.00 feet for an arc length of 80.67 feet (chord bearing and distance being South 59 degrees, 25 minutes, 07 seconds, East 72.70 feet) to an iron pin; thence leaving said culdesac by Lot No. 4 South 15 degrees, 38 minutes, 17 seconds, East 200.82 feet to the place of BEGINNING.

BEING Lot No. 3 as shown on the above-mentioned plan.
SUBJECT to the common obligation of all lot owners, their heirs and assigns to maintain, widen or otherwise improve the unnamed private road as laid out on a plan known as "Subdivision of lands of Maurice Dotter" recorded in Plot Book 58, Page 99, in the Office for the Recorder of Deeds in and for Monroe County at Stroudsburg, Pennsylvania.

BEING known and numbered as 3461 Meixsell Valley Road, Saylorsburg, PA 18353.

BEING THE SAME PREMISES WHICH Timothy W. Bowers and Karen L. Bowers, by deed dated August 4, 2005 and recorded August 10, 2005 in and for Monroe County, Pennsylvania, in Deed Book Volume 2235, Page 8041, granted and conveyed unto James Weber and Julie Weber.

TAX CODE: 06/4/1/13-24
PIN NO. 06624600576356

**SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES WEBER
JULIE WEBER**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
ASHLEIGH L. LEVY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 738 CIVIL 2011, I, Todd A. Martin,

Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land in **Middle Smithfield Township**, Monroe County, Pennsylvania, being Lot No. 39, Section M as shown on Plat of Lots entitled "Plotting No. 2, Leisure Lands, Inc., Middle Smithfield Township, Monroe County, Pennsylvania, Guyton Kempter, Registered Civil Engineer, dated February 22, 1965" and recorded in the Office for the Recording of Deeds in and for the County of Monroe at Stroudsburg, Pennsylvania in Plat Book Vol. 9, Page 105.
TAX PARCEL #9/13C/1/82
PIN #09732601079630

AS DESCRIBED IN MORTGAGE BOOK 2128 PAGE 2881

BEING KNOWN AS: 144 Leisure Lands, East Stroudsburg, PA 18301
TAX CODE: 9/13C/1/82
PIN NO.: 09-7326-01-07-9630

TITLE TO SAID PREMISES IS VESTED IN Kenneth W. Zhelesnik by Deed from Federal Home Loans Mortgage Corporation dated 06/06/2002 recorded 08/06/2002 in Deed Book 2128 Page 2878.

Having been erected thereon a single family dwelling.
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: KENNETH W. ZHELESNIK

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JEROME B. BLANK,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7475 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF

MONROE LEGAL REPORTER

PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Tobyhanna**, County of Monroe and State of Pennsylvania, being Lot No. 665, Section C111C, according to plan of Emerald Lakes, recorded in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 20 at Page 49.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as may be more particularly set forth in above recited Deed and which may run with the land.

TITLE TO SAID PREMISES IS VESTED IN Gregory Torres and Katel Torres, h/w, by Deed from Raintree Homes, Inc., a Pennsylvania Corporation, dated 11/05/1999, recorded 11/09/1999 in Book 2071, Page 5505.

TAX CODE: 19/31/2/287

TAX PIN: 19-6344-02-67-0410

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: GREGORY TORRES

KATEL TORRES

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
JAIME MCGUINNESS,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 7600 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground situate in Brian Crest Woods, Fern Ridge Village, **Tunkhannock Township**, Monroe County, Pennsylvania.

BEING Lot No. 8, Section #2, Block "J", Brier Crest Woods, described in a certain Subdivision Plan of Brier Crest Woods, made by Edward C. Hess Associates, Consulting Engineers and Surveyors, Stroudsburg, Pennsylvania on the 7th day of March,

1971 and recorded in Plan Book No. 12, Page 101. BEING THE SAME premises as described in deed from Donna Annillo, single n/b/m Donna Verdes to Donna Verdes dated October 15, 2002 and recorded October 31, 2002 in the Office of the Recorder of Deeds for Monroe County at Record Book Volume 2135, Page 6919.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: DONNA VERDES

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MICHAEL R. NESFEDER,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

**PUBLIC NOTICE
SHERIFF'S SALE
OF VALUABLE
REAL ESTATE**

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8026 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or parcel of land situate, lying and being in the **Township of Jackson**, in the development of Pocono Sportsmen Club International, Inc., County of Monroe and Commonwealth of Pennsylvania, being designated as Tract 3, Block 3, as shown on the survey and original plot of Forest Land, Monroe County, Pennsylvania, made by a Registered Surveyor and recorded in the Recorder of Deeds Office of Monroe County, Pennsylvania; in Plot Book No. 14, at Page 33 & 35, reference being made thereto for a more particularly description of the tract or tracts, hereinbefore described and herein conveyed.

The said Grantor both also convey unto the said grantee and her successors in title, a right-of-way in common with others for all the usual purposes over all roads, lanes, drives and recreation areas as shown on said plot, reversing, however, to the said grantor the right to install telephones and electric poles and wires, gas and water mains, sewer lines or to permit the same to be done, in upon over the said roads, lanes, drives and easement areas as shown on said plat or annexes thereto.

TITLE TO SAID PREMISES VESTED IN Linda

MONROE LEGAL REPORTER

Greene, by Deed from Daniel Oswald and Madeline Oswald, dated 06/28/2006, recorded 07/06/2006 in Book 2273, Page 3859.
TAX CODE: 8/10/1/5-28
TAX PIN: 08-6341-02-75-4552

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: LINDA GREENE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
DANIEL G. SCHMIEG,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8140 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of land situate in the **Township of Smithfield**, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 5 on a plan titled "Final Plan, Mt. Nebo Estates" dated October 31, 1985 and last revised May 16, 1990, as prepared by Frank J. Smith Jr., Registered Surveyor, Marshalls Creek, Pennsylvania and recorded in Monroe County Plot Book 62, Page 288, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly right of way line of a 40.00 foot wide street known as Mountain View Court said pin also being a common corner of Lot 4 and Lot 5, as shown on the above mentioned plan;

THENCE 1.) along said Lot 4, South 19 degrees 59 minutes 49 seconds East 341.46 feet to an iron pin in line of lands now or formerly of Lou Ellen Spolsky;

THENCE 2.) along said lands of Lou Ellen Spolsky and by lands now or formerly of Frank W. Wingenter, South 64 degrees, 57 minutes 08 seconds West 206.74 feet to an iron pin;

THENCE 3.) by Lot 6 as shown on the above mentioned plan, North 8 degrees 41 minutes 13 seconds West 337.18 feet to an iron pin on the southerly right of way line of the cul-de-sac at the end of said Mountain View Court.

THENCE 4.) along said right of way, on a curve to the left having a radius of 50.00 feet for an arc length of 56.24 feet to an iron pin, a point of reverse curvature; THENCE 5.) along the same on a curve to the right having a radius of 25.00 feet for an arc length of 23.18 feet to an iron pin;

THENCE 6.) along the same, North 70 degrees 00 minutes 11 seconds East 70.00 feet to the place of BEGINNING.

CONTAINING 1.332 ACRES.

PARCEL NO. 16/87877

PIN NO. 16732300700498

BEING all of Lot 5 as shown on the above described plan and under and subject to all covenants and restrictions as shown thereon.

TITLE TO SAID PREMISES IS VESTED IN Linda McIntosh by deed from Edwin McIntosh, dated April 26, 2011 and recorded May 11, 2001 in Deed Book 2386, Page 4843.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: EDWIN MCINTOSH LINDA MCINTOSH

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARGARET GAIRO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8194 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, situate in the **Township of Stroud**, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 317, as shown on the map of "Dogwood Gardens", made by Edward C. Hess, C.E., dated February 16, 1956, last revised December 5, 1956, recorded in Plot Book 8, page 58, Monroe County records, bounded and described according to said map as follows:

BEGINNING at a point on the Northern side of Rose Briar Lane (50 feet wide) said point being South 84

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degrees 40 minutes East 238.59 feet from the Southeastern end of a curve having a radius of 15 feet connecting the Eastern side of Sweet Fern Road (50 feet wide) with the Northern side of Rose Briar Lane, thence from the place of beginning along Lot No. 316 on said plan, North 5 degrees 20 minutes East 140 feet to a point in line of Lot No. 309 on said plan, thence along the same and along Lot No. 308 on said plan, South 84 degrees 40 minutes East 84 feet to a corner of Lot No. 319 on said plan, thence along the same South 5 degrees 20 minutes West 140 feet to a point on the Northern side of Rose Briar lane, thence along the same North 84 degrees 40 minutes West 84 feet to the place of BEGINNING.

UNDER AND SUBJECT to certain conditions and restrictions as fully and completely as the same are set forth in a certain Declaration of Protective Covenants recorded in the Office aforesaid in Deed Book Volume 229 page 174, and which are incorporated herein by reference thereto.

BEING the same premises which John G. Reynolds and Virginia Reynolds by Deed dated November 28, 1962 recorded with the Monroe County Recorder of Deeds on December 20, 1962 in Deed Book Volume 306 page 171 granted and conveyed unto Stephen Drozic and Kathryn Drozic (now both deceased).

PROPERTY COMMONLY KNOWN AS: 1744 Rose Briar Lane, Stroudsburg, PA 18360.

IMPROVEMENTS: Residential Property

TAX CODE #: 17/12/8/27

PIN #: 17639012963753

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: BRETT S. DROZIC EXECUTOR OF THE ESTATE OF KATHRYN DROZIC

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
LAUREN BERSCHLER KARL,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 8333 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S

COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THE FOLLOWING lot situate in the **Township of Tunkhannock**, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

BEING all of Lot 3911, Section RR-1, as shown and designated on map of Indian Mountain Lakes, Section RR-1, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated January 11, 1982 and recorded at the Recorder of Deeds of Monroe County on January 13, 1984 in Map Book 53, page 109.

PARCEL NO. 20/8K/1/92

PIN NO. 20632103427103

TITLE TO SAID PREMISES IS VESTED IN Dandrow F. James by deed from PEARL ACUNZO dated January 23, 2003 and recorded February 4, 2003 in Deed Book 2143, Page 9218.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: JAMES F. DANDROW

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
EDWARD D. CONWAY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 884 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot, parcel or piece of land situate in the **Township of Middle Smithfield**, County of Monroe, and Commonwealth of Pennsylvania, being Lot No. 4, Knoll Acres at Wooddale, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Monroe, Plot Book Volume/Page 73/184.

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record.

Parcel No. 09/91973

Pin No. 09731401279208

TITLE TO SAID PREMISES IS VESTED IN F. Samuel Goodman and Tisha a. Williams by deed

MONROE LEGAL REPORTER

from AARON A. THOMAS, SINGLE dated January 31, 2005 and recorded February 2, 2005 in Deed Book 2215, Page 2306.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: F. SAMUEL GOODMAN TISHA A. WILLIAMS

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MARGARET GAIRO,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9361 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN Lot, parcel or piece of ground situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, being Lot No. 267, Section G, as shown on map of A Pocono Country Place, on file in the Recorder's Office at Stroudsburg, Pennsylvania, in Plot Book No. 19 pages 11, 17 and 19, more particularly described as follows, to wit:

BEGINNING at a point on the centerline intersection of Eagle Rock Drive and Robinwood Drive as shown on map entitled "A Pocono Country Place, Section G; thence along the centerline of said Robinwood Drive, South 77°36'25" East 130.00 feet to a point; thence leaving said Robinwood Drive and along Lot No. 281, South 12°23'35" West 100.00 feet to a point; thence along Lot No. 268, North 77°36'25" West 130.00 feet to a point on the centerline of said Eagle Rock Drive; thence along the centerline of said Eagle Rock Drive, North 12°23'35" East 100.00 feet to the place of BEGINNING.

BEING THE SAME PREMISES which John V. Salvati and Milissa C. Salvati, husband and wife, by deed dated 10/31/00 and recorded 11/2/00 in Book 2086 Page 6442 conveyed to Wilmer Hidalgo.

Pin #: 03-6358-10-26-7031

Tax Code #: 3/8D/1/705

SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF: WILMER HIDALGO MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9628 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST...WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

LEGAL DESCRIPTION

ALL THOSE CERTAIN lots, pieces or parcels of land situated, lying and being in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the southerly 50 foot right of way of Patricia Drive and being the common corner of Lot No. 16 and Lot No. 17 as shown on subdivision plan entitled Baran Estates, Section A, prepared by R. Storm Inc., dated Oct. 10, 1985;

THENCE along Patricia Drive South 67 degrees 18 seconds East 178.28 feet to an iron pin;

THENCE leaving Patricia Drive and along No. 53 South 17 degrees 36 minutes 12 seconds West 242.90 feet to an iron pin;

THENCE along Lot 15 and 18 North 66 degrees 30 minutes 25 seconds West 200.00 feet to an iron pin;

THENCE along Lot No. 16 North 22 degrees 43 minutes 42 seconds East 239.26 feet to the point and place of BEGINNING.

CONTAINING 1.05 acres more or less. Being known as Lot No. 17 of Baran Estates as recorded in Plot Book 58, Page 18.

UNDER AND SUBJECT to the conditions and restrictions in chain of title, including those set forth:

(a) In Deed Book Volume 828 at Page 140 of the Monroe County records;

(b) In Subdivision Plan recorded in Book 58, Page 269 of Monroe County records; and

(c) In Plot Book 58, Page 18 of the Monroe County

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Records.

ALSO UNDER AND SUBJECT TO the condition and restriction that any residential structure built upon the premises shall be a single family dwelling and shall have no less than 1,000 square feet of living area not including any applicable garage space.

Electric service will be supplied only from underground distribution system in accordance with then current PP&L Company Tariff provisions.

TITLE TO SAID PREMISES VESTED IN Thomas C. Prinzo, married, by Deed from Diana M. Prinzo and Thomas C. Prinzo, dated 07/13/2004 in Book 2196, Page 1662.

TAX CODE: 20/5B/1/12

TAX PIN: 20633301252865

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

THOMAS C. PRINZO

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
COURTENAY R. DUNN,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 9783 CIVIL 2009, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in the **Township of Pocono**, County of Monroe, Pennsylvania, being Lot or Lots No. 19, Section G, as is more particularly set forth on Plot Map of Cranberry Mill Corporation, Penn Estates, as same is duly recorded in the Office for the Recording of Deeds, etc., Stroudsburg, Monroe County, Pennsylvania in Plot Book Volume 35, pages 117, 119, 121, 123 (erroneously recited in previous deeds as Plot Book Volume 35, Pages 119, 121, 123, 124). UNDER AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEING the same premises which Darling Santos, married, by deed dated 9/23/2005, recorded 9/30/2005, in deed book 2241, page 9832, instrument #200544624, in the office of the Recorder of Deeds in and for Monroe County, Pennsylvania, granted and conveyed unto Darling Santos and Nick Guava, wife and husband, as tenants by the entireties.

Tax code #: 12/117315

Pin #: 12-6382-02-98-3587

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: NICK GUAVA

DARLING SANTOS

MORTGAGOR(S) AND RECORD OWNER(S)

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
GARY MCCAFFERTY,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE SHERIFF'S SALE OF VALUABLE REAL ESTATE

By virtue of a certain Writ of Execution (Mortgage Foreclosure) issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 11224 CIVIL 2010, I, Todd A. Martin, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to public sale in the Monroe County Courthouse, Stroudsburg, Monroe County, Pennsylvania on:

**THURSDAY, JANUARY 31, 2013
AT 10:00 A.M.**

PURCHASERS MUST IMMEDIATELY PAY 10% OF PURCHASE PRICE OR SHERIFF'S COST..WHICHEVER IS HIGHER BY CASHIERS CHECK OR CASH

Tract #1:

ALL THAT CERTAIN lot, or parcel of land, situate in the **Township of Hamilton**, County of Monroe and State of Pennsylvania, designated as Lot Two on a minor subdivision of lands of Victor G. Newell and Gladys Newell as recorded in the Office for the Recording of Deeds etc. in and for the County of Monroe at Stroudsburg, Pennsylvania in Map Book Volume 67, page 167 bounded and described as follows, to wit:

BEGINNING at an iron pin, said pin being a corner Parcel A, a private access Street serving Lot 1 and Lot 2, said pin being also in line of Lot 1, thence along Lot 1, South 59 degrees 09 minutes 34 seconds West 295.71 feet to an iron pin; thence along the same Lot 1, South 30 degrees 50 minutes 26 inches East 220.00 feet to an iron pin in line of lands now or formerly of Victor G. and Gladys Newell, thence along lands of Victor G. and Gladys Newell, of whose lands this tract was formerly a part and along lands now or formerly of Melvin J. and Margaret A. Lieb, South 59 degrees 09 minutes 34 seconds West, at 62.50 feet passing an iron pin being a common corner of above mentioned lands of Victor G. and Gladys Newell and lands of Melvin J. and Margaret A. Lieb, 152.50 feet to an iron pin, thence along lands now or formerly of Melvin J. and Margaret A. Lieb, North 44 degrees 49 minutes 47 inches West 247.34 feet to an iron pin in line of Lot 4, Section 2 of Woodhills Estates as recorded in Map Book Volume 18, page 123 thence along Lot 4, Lot 2 and a portion of Lot 1 of said Woodhills Estates as recorded in Map Book Volume 18, page 123, along Lot 4, Lot 3, Lot 2 and a portion of Lot 1 of the said Woodhills Estate, North 59

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degrees 09 minutes 34 seconds East 508.00 feet to an iron pin, said pin being also a corner of the above mentioned Parcel A, thence along Parcel A, South 30 degrees 50 minutes 26 seconds East 20.00 feet to the point of BEGINNING. CONTAINING 1.140 acres, more or less.

Tract #2

ALL THAT CERTAIN an undivided one-half interest in that certain lot or parcel of land situate in the Township of Hamilton, County of Monroe and State of Pennsylvania, designated as Parcel A (a private access street) on a minor subdivision of lands of Victor G. Newell and Gladys Newell as recorded in the Office of the Recording of Deeds etc. in and for the County of Monroe at Stroudsburg, Pennsylvania in map Book Volume 67, page 167 bounded and described as follows, to wit:

BEGINNING at an iron pin in line of Lot 3, Section 2 of Woodhills Estates as recorded in Map Book Volume 18, page 123, said pin being also a corner of Lot 2, thence along Lot 3 of Woodhills Estates and along Parcel B, North 59 degrees 09 minutes 34 seconds East, at 150 feet passing an iron pin, a corner of Parcel B, 190.00 feet to an iron pin, said pin being also a corner of lands now or formerly of Victor G. and Gladys L. Newell of whose lands this tract was formerly a part, thence along lands now or formerly of Victor G. and Gladys Newell, South 31 degrees 11 minutes 58 seconds East 20.00 feet to an iron pin, thence along lands now or formerly of Victor G. and Gladys Newell and along Lot 1, South 59 degrees 09 minutes 34 seconds West, at 105.12 feet passing an iron pin being a corner of Lot 1, 190.12 feet to an iron pin being a corner of Lot 2, thence along Lot 2, North 30 degrees 50 minutes 26 seconds West 20.00 feet to the point of BEGINNING. CONTAINING 0.087 acres, more or less.

These tracts are under and subject to all restrictive covenants as they are set forth on the subdivision plan first mentioned above.

TITLE TO SAID PREMISES IS VESTED IN William David Russell Steele and Malinda Sue Steele, h/w, by Deed from Victor G. Newell and Gladys L. Newell, h/w, dated 10/20/1995, recorded 10/20/1995 in Book 2019, Page 3298.

TAX CODE: 7/113853,

TAX PIN: 07-6370-00-40-5627

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

WILLIAM DAVID RUSSEL STEELE

A/K/A WILLIAM D. R. STEELE

MALINDA SUE STEELE

A/K/A MALINDA S. STEELE

TO ALL PARTIES IN INTEREST AND CLAIMANTS: "All Property Owners' Associations (POA) who wish to collect the most recent six months unpaid dues in accordance with their statutory lien under the Uniform Planned Community Act of 68 PA. C.S.A. 5315(b)(2)(ii) must provide the Sheriff's Office at least one week before the Sheriff's Sale with written notification of the amount of the lien and state that "such amount is for the past six months prior to the Sheriff's Sale only." Any sale which does not receive such notification from a POA will not be collected at the time of Sheriff's Sale."

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Todd A. Martin
Sheriff of Monroe County
Pennsylvania
MICHELE M. BRADFORD,
ESQUIRE

Sheriff's Office
Stroudsburg, Penna.
Barry J. Cohen, Sheriff's Solicitor
PR - Jan. 4, 11, 18

PUBLIC NOTICE FORECLOSURE

TO: ALL UNKNOWN HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, GRANTEEES, SUCCESSORS ASSIGNS, AND ALL PERSONS, FIRMS, ASSOCIATIONS OR LEGAL ENTITIES CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH PEARL S. MITCHELL, ALSO KNOWN AS PEARL BEEHLER MITCHELL BRUSH, DECEASED,

and
TO: ROBERT C. BRUSH

You are hereby notified that on May 25, 2012, the Plaintiff, Citizens Savings Bank, filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Monroe County, Pennsylvania, docketed to No. 4289-Civil-2012, whereby the Plaintiff seeks to foreclose its mortgage lien securing the property located at 2724 Hickory Lane, Lot #10, Section B, Laurel View Village, Tobyhanna, Pennsylvania 18466-1161, whereupon the property would be sold by the Sheriff of Monroe County. By a Motion filed in the above action, the Plaintiff was authorized to serve all unknown heirs and Robert C. Brush by publication with respect to the Complaint.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Monroe County Bar Association Pennsylvania Lawyer Referral Service Lawyer Referral Service Pennsylvania Bar Association 913 Main Street P.O. Box 186 P.O. Box 786 Harrisburg, PA 17108 Stroudsburg, PA 18360 (800) 692-7375 Telephone (570) 424-7288 Fax (570) 424-8234

David K. Brown, Esquire
Kreder Brooks Hailstone LLP
220 Penn Avenue, Suite 200
Scranton, PA 18503
(570) 346-7922

PR - January 4